



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

Date: Tuesday, 9 April 2024

**Committee:**  
**Cabinet**

**Date:** Wednesday, 17 April 2024  
**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](mailto: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**

Lezley Picton (Leader)  
Cecilia Motley  
Ian Nellins  
Robert Macey  
Gwilym Butler  
Dean Carroll  
Kirstie Hurst-Knight  
Mark Jones  
Dan Morris  
Chris Schofield

Your Committee Officer is:

**Ashley Kendrick** Democratic Services Officer  
Tel: 01743 250893  
Email: [ashley.kendrick@shropshire.gov.uk](mailto:ashley.kendrick@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 13 March 2024.

## 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 11<sup>th</sup> April 2024.

## 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 11<sup>th</sup> April 2024.

## 6 Scrutiny Items

## 7 Parking Tariffs, Operations & Development

Supplementary report in response to the scrutiny of the call-ins of the decision made by Cabinet on 17 January 2024, **to follow**

Lead Member – Councillor Dan Morris – Portfolio Holder for Highways

Report of Andy Wilde – Assistant Director - Infrastructure

## 8 Public Space Protection Order, Dog Constraints (Pages 7 - 72)

Lead Member – Councillor Dan Morris – Portfolio Holder for Highways

Report of Andy Wilde, Assistant Director - Highways & Transport

## 9 Local Plan - Additional Material for Examination in Public (Pages 73 - 1618)

Lead Member – Councillor Chris Schofield - Portfolio Holder for Planning and Regulatory Services

Report of Eddie West - Planning Policy and Strategy Manager

**10 Preventing Homelessness and Rough Sleeping strategy 2024 - 2029 (Pages 1619 - 1694)**

Lead Member – Councillor Dean Carroll – Portfolio Holder for Housing and Assets

Report of Tami Sabanovic, Housing Strategy and Development Officer

Appendix 2 to follow

**11 Whitchurch Swimming Pool - Agreement for CIL Funding (Pages 1695 - 1720)**

Lead Member – Councillor Chris Schofield - Portfolio Holder for Planning and Regulatory Services

Report of Eddie West, Planning Policy and Strategy Manager

**12 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

**13 Pyrolysis JV Proposal (Pages 1721 - 1768)**

Lead Member – Councillor Dean Carroll - Portfolio Holder for Housing & Assets

Report of Richard Macdonald, Estates Manager - Acquisitions and Disposals

**14 Date of Next Meeting**

To note that the next meeting is scheduled to take place on Wednesday 5 June 2024.

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## Committee and Date

Cabinet

17 April 2024

## **CABINET**

### **Minutes of the meeting held on 13 March 2024**

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

**Responsible Officer:** Ashley Kendrick

Email: ashley.kendrick@shropshire.gov.uk      Tel: 01743 250893

### **Present**

Councillor Lezley Picton (Chairman)

Councillors Cecilia Motley, Ian Nellins, Robert Macey, Gwilym Butler, Dean Carroll,  
Kirstie Hurst-Knight, Mark Jones, Dan Morris and Chris Schofield

### **126 Apologies for Absence**

There were no apologies for absence.

### **127 Disclosable Interests**

No declarations were received.

### **128 Minutes**

### **RESOLVED:**

That the minutes of the meeting held on 21 February 2024 as an accurate record.

### **129 Public Question Time**

There were no public questions.

### **130 Member Question Time**

Members' questions had been received from the following:

Councillor Rachel Connolly, read aloud by Councillor Julia Buckley, in relation to Bridgnorth Town Centre Parking & Public Realms Works. In response to a supplementary question regarding the business case and financing, the Portfolio Holder advised that a response would be made in writing and added to the webpage for the meeting.

Councillor Colin Taylor, in relation to insurance claims for damaged vehicles.

Councillor Julia Buckley, in relation to Keir & WSP Contracts. By way of supplementary question, Councillor Buckley requested the names and postcodes of the sub-contractors used. The Portfolio Holder advised that a response would be sent after the meeting.

Councillor Andy Boddington, in relation to household recycling centres.

Councillor Kate Halliday, read aloud by Councillor Julia Buckley, in relation to flood water samples. By way of supplementary question, Councillor Buckley asked if this information could be fed into the work of the River Quality Task and Finish Group and whether there was any baseline data over the past five years to identify any changes.

Councillor David Vasmer, in relation to the North West Relief Road. By way of supplementary question, Councillor Vasmer requested a copy of the detailed virements made by the Executive Director of Place. He was advised that he was already in receipt of this information as part of the quarterly monitoring reports.

The full questions and responses provided can be found on [130324 Cabinet - Responses to Members Questions.pdf \(shropshire.gov.uk\)](#)

### 131 Scrutiny Items

There were no scrutiny items; however a query was raised regarding a cabinet decision which had been called in and referred back to the scrutiny committee. It was felt that there had been an expectation that this item would be on the agenda for this meeting.

Members noted that the intention was for the item to be discussed at the next Cabinet meeting in April 2024 as there had not been sufficient time to collate all the required information for this meeting.

### 132 Shropshire Local Cycling & Walking Infrastructure Plan – Final Draft

The Deputy Leader and Portfolio Holder for Climate Change, Environment and Transport introduced the report which summarised the public consultation results and the subsequent amendments to the Shropshire Local Cycling and Walking Infrastructure Plan (LCWIP). The report sought approval for the amended Shropshire LCWIP to progress to adoption as Council policy.

Members welcomed the report and it was suggested that it could be strengthened with KPIs, especially with regards to public health.

Members queried the integration of the plan with other plans, and the capacity and staffing to support the plan.

Disappointment was expressed that the rural areas appeared to have been neglected and that the concentration was on the main urban areas.

It was confirmed that the plan had been widely consulted on and member briefings had also taken place.

### **RESOLVED:**

That Cabinet:

1. Noted the public consultation results and subsequent amendments made to the draft Shropshire LCWIP, and;
2. Recommended to Council to adopt the final draft of the Shropshire Local Cycling and Walking Infrastructure Plan attached to this Report as Appendix 1

### 133 **Market Position Statement**

The Portfolio Holder for Adult Social Care and Public Health presented the report which set out how the council will work with the health and social care market to manage demand and intervene early to support children, adults, and carers. Members noted that the statement had been developed in collaboration with commissioners, stakeholders, and providers, and that it would inform the council's commissioning intentions and priorities.

Members noted that the report would be taken to the People Overview and Scrutiny Committee and progress would be monitored.

Members were advised that the council topped up the government funding by £8million to support the market, and that the council was working with other providers to ensure social work training and placements were available.

#### **RESOLVED:**

That Cabinet approved the Shropshire draft Market Position Statement (MPS) 2024 -27 as set out in the attached appendix 1.

### 134 **Recommendation for Bishop's Castle Neighbourhood Plan to Proceed to Referendum**

The Portfolio Holder for Planning and Regulatory Services introduced the report which sought Cabinet approval to proceed to local referendum on the Bishops Castle Neighbourhood Development Plan. He praised the work of the volunteers and officers who had developed the plan, which captured the essence of Bishop's Castle and its future development.

#### **RESOLVED:**

That Cabinet agreed:

1. The Bishops Castle Neighbourhood 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)
2. The required modifications be agreed, and that the final 'referendum' version of the Bishops Castle Neighbourhood Development Plan (Appendix 3) proceed to local referendum.
3. The referendum area be that as defined as the designated area to which the Neighbourhood Development Plan relates, i.e. the Bishops Castle Town Council boundary.

4. The Executive Director of Place be authorised to exercise all the relevant powers and duties and undertake necessary arrangement for Bishops Castle Neighbourhood Development Plan final referendum version (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 Bishops Castle Neighbourhood Plan area to help it decide planning applications in this neighbourhood area'

### 135 **Place Plan Update**

The Portfolio Holder for Planning and Regulatory Services introduced the report which sought Cabinet approval for the extent and prioritisation of infrastructure projects to be included in Shropshire's 18 Place Plans.

Town and Parish Councils, together with volunteers and officers, were thanked for their hard work in getting vital plans in place for the future. This has enabled town and parish councils to re-look at projects and funding options.

It was felt that certain parish councils had not received an update on their local Place Plans and that expectations of projects being included had not been met. It was confirmed that the Place Plans were live documents and could be amended.

#### **RESOLVED:**

That Cabinet agreed:

- A) The extent and prioritisation of infrastructure needs identified in appendices 1 - 18 of this report as part of the full review of the Place Plans
- B) That the Place Plans are 'live' documents and that further incremental updates to them ahead of any future full review are delegated to the Assistant Director of Economy and Place, in consultation with the Internal Infrastructure Group (IIG) and the Portfolio Holder for Planning and Regulatory Services.

### 136 **Children's Social Care Improvement Plan**

The Portfolio Holder for Children and Education presented the report in which Cabinet were asked to approve the Improvement Plan prepared by the Director of People and endorsed by the Children's Improvement Board to address the issues identified by the Ofsted at their Focused Visit in November 2023.

Members were thanked for their cross party support to take action quickly.

Members noted the recruitment challenges but were advised that two new appointments had been made and work was ongoing for a localised apprenticeship offer. The Assistant Director of Children's Safeguarding and Social Care advised members that salaries were being reviewed alongside retention of staff. Retention payments were now in place plus other benefits. It was also the Council's aspiration to cap workloads.

**RESOLVED:**

That Cabinet:

1. Approved the Improvement Plan (Appendix A) and recommended to Council to approve the Terms of Reference of the Childrens Improvement Board (Appendix B). The plan will be submitted to OFSTED as required.
2. Recommended that People’s Overview Committee receive quarterly updates in relation to the plan and its progress.

**137 Date of Next Meeting**

Members noted that the next meeting is scheduled to take place on 17 April 2024.

Signed ..... (Chairman)

Date: .....

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Cabinet 17<sup>th</sup> April 2024

Item

Public



## Public Space Protection Order, Dog Constraints

<b>Responsible Officer:</b>	Andy Wilde		
email:	Andy.wilde@shropshire.gov.uk	Tel:	01743 256401
<b>Cabinet Member (Portfolio Holder):</b>	Dan Morris		

### 1. Synopsis

The purpose of this report is to seek Cabinet Approval for the introduction of a Public Space Protection Order for Shropshire to control dog fouling, taking account of a public consultation exercise approved on 18<sup>th</sup> October 2023.

### 2. Executive Summary

- 2.1. In response to public complaints, proposals were made to Cabinet last October to introduce a Public Space Protection Order (PSPO) to address dog fouling and nuisance.
- 2.2. These proposals have been presented to the public for comment (List of consultees provided at Appendix E) and the Council has received a largely positive response. The public consultation exercise indicates the PSPO should be introduced, subject to some minor amendments as discussed in section 9 and conclusions detailed in section 10 below, and with a supporting public education/information exercise to help raise awareness necessary to encourage behaviour change with inconsiderate owners.
- 2.3. The Anti-social Behaviour, Crime and Policing Act 2014 introduced tools and powers for use by councils and their partners to address anti-social behaviour (ASB) in their local areas. These tools are to be used for tackling ASB, focussing on the impact such behaviour can have on both communities and individuals.

- 2.4. Public Space Protection Orders (PSPO) are one of the tools available under the Anti-social Behaviour Crime and Policing Act 2014. PSPOs are wide-ranging and flexible powers for local authorities, which recognise that councils are often best placed to identify the type of activities which are having a detrimental effect upon the quality of life for those who live in, work in or visit the local authority area. A PSPO identifies these activities, sets out conditions which aim to prevent or reduce their detrimental effects, defines the public space to which these conditions apply by way of a map identifying 'the restricted area'. This proposed PSPO orders anyone entering any public space in the restricted area to comply with the conditions.
- 2.5. This report sets out the rationale behind the introduction of the proposed PSPO, the proposed conditions, the findings from the recent public consultation exercise, and evidence.
- 2.6. It asks Cabinet to make a Public Space Protection Order if it is satisfied on reasonable grounds that the legal tests are met.
- 2.7. The Proposed Order proposes four prohibitions, specifically and are discussed in more detail in section 9 - Discussion:
- prohibition of dog fouling in public areas and of the failure to appropriately remove and dispose of dog waste.
  - exclusion of dogs from play areas, equipped and fenced sports areas.
  - dogs on a lead by direction.
  - dogs on a lead on a highway.
- 2.8. West Mercia Police ('the Police'), are a statutory consultee and currently would be the other main agency responsible for undertaking the day-to-day enforcement of the Order, in partnership with the Council. The Police and Crime Commissioner, and local Police have been consulted and have no comments to make at this time. In normal circumstances the Police would be engaged to agree a memorandum of understanding to take action when reports are made directly to them. Given it is intended for the Council to take action on a targeted and intelligence led basis this may not be necessary as council officers will take the bulk of enforcement action. If this proves ineffective then the Council will engage further and seek Police assistance through a memorandum.
- 2.9. **The Shropshire Plan - Implications**
- a. Healthy Living – supporting residents to take responsibility for their dogs and the health of others, and preventing ill health
  - b. Healthy Economy – ensuring that Shropshire is a healthy destination for tourists
  - c. Healthy Environment – enabling safer communities by reducing anti-social behaviours and risk of harm from stray dogs
  - d. Healthy Organisation – ensuring Shropshire's internal capacity and capability is complemented effectively and that internal resources are organised efficiently and effectively to take the necessary enforcement to encourage responsible behaviour.

2.10. The results of the public consultation exercise are shown in Appendix A.

### 3. Recommendations

That Cabinet

- 3.1. Accepts the position as set out in this report and approves a Public Space Protection Order for Shropshire with the proposed conditions in the restricted area set out in Appendix B (“the Order”) and as defined by the map with an effective commencement date of the 1st June 2024 for a period of 3 years.
- 3.2. To delegate to the Executive Director of Place to authorise officers to issue FPN’s and directions under the order and agrees that the Council use Fixed Penalty Notices (FPN), in appropriate circumstances, where there is reason to believe that an offence under the Public Space Protection Order has been committed by any person. And further that the level of the FPN is set at £100 reduced to £50 if paid within 10 days.
- 3.3. 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.
- 3.4. delegates authority to the Executive Director: Place to engage with any other organisation, not being part of Shropshire Council, where officers of that organisation are to be authorised by Shropshire Council to undertake enforcement responsibilities under the Order.
- 3.5. delegates authority to the Executive Director: Place 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.
- 3.6. That in support of the Order a public education and information programme is implemented and as shown in Appendix C.

## Report

### 4. Risk Assessment and Opportunities Appraisal

- 4.1. It is considered appropriate to implement legal powers to take enforcement action when required to encourage responsible pet ownership. Currently the council is vulnerable to challenge about the lack of enforcement and indeed has been criticised by the public that enforcement action has not been taken. There is considerable reputational risk for the council if it does not respond to this criticism and fails to act

following the consultation exercise.

- 4.2. Under the Anti-social Behaviour, Crime and Policing Act 2014 ('the Act'), where a public spaces protection order is introduced a legal challenge over the validity of such an order is possible for a period of up to six weeks. The Order will, therefore, be subject to a six-week period in which it may be challenged.
- 4.3. In-line with the requirements of the Act, a public consultation seeking views from statutory consultees and the public on the proposals for the Order was undertaken and results are contained in Appendix A
- 4.4. The necessary consultation included the following
  - 4.4.1. As statutory consultees West Mercia Police and the Office of the Police and Crime Commissioner (OPCC), and the chief officer of police of the local policing body, for the restricted area were directly notified of the consultation.
  - 4.4.2. Normally the owners or occupiers of land within the restricted area would be directly consulted. However, given the scope and area envisaged this would be unreasonable and impracticable and because the restricted area applies to the county of Shropshire and to publicly controlled land. It was concluded therefore, that consultation with Town and Parish Councils would be sufficient.
  - 4.4.3. The council has also consulted with notable organisations with interests in dog welfare, including RSPCA and Dog's Trust.
- 4.5. Cabinet should properly consider 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 when making the Order. The recommendations in this report to implement 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.
- 4.6. An initial screening Equality, Social Inclusion and Health Impact Assessment (ESHIA) has also been undertaken ahead of the consultation: this is attached as Appendix D. The public feedback and overall impact on equality is generally positive across the nine Protected Characteristic groupings set out in the Equality Act 2010 and across the whole county, due to health and well-being benefits for everyone in the community, if there is less dog fouling as a result of this policy being implemented.
- 4.7. There is also potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in particular. As with other policies in relation to the public realm, this is in terms of mental well-being opportunities arising for people in these groupings to feel safer when outdoors for health benefits, education, work or leisure, or simply walking to their local shops and amenities. 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 pavements that can be navigated safely by them and their carers, and that are clear of detritus and dog faeces. This is also reflected in the consultation responses.
- 4.8. The grouping for whom there are positive health and well-being impacts is Age, specifically children under 5 but also children who are being encouraged to walk to school or to leisure activities and are put off from doing so due to dog fouling. For the grouping of Disability, there may also be particular distress for those with neurodiverse conditions or attachment disorder, for whom the presence of dog

fouling can cause visible and physical distress. Children (Under 5) will have less potential to be harmed by un-cleared faeces or distressed by coming into contact with it. Young children are most likely to be exposed to dog fouling through their outside play activities and potential health impacts, if personal hygiene has not fully developed.

- 4.9. Mitigation of negative impacts is also anticipated to be necessary, as for some groupings, removing dog fouling presents as a challenge. These are the groupings of Age, Disability, Pregnancy and Maternity, and people in these and other groupings who have caring responsibilities. For example, wheelchair users and mobility scooter users could be particularly affected by dog fouling on streets and pathways, due to either difficulty picking up dog faeces if it has been caused by their own dog, or to difficulty dealing with dog fouling that they encounter which may go onto the wheels of their wheelchair or mobility scooter.
- 4.10. The top theme within comments received through the consultation when asked about diversity, equality and social impact were the impacts on dog owners' mental health and ability to exercise. There were certainly views that exclusion zones should be kept to a minimum and that owners should have access to open space for their dogs to exercise.

## 5. Legal Implications

- 5.1. The relevant statutory provisions are contained in The Anti-social Behaviour, Crime and Policing Act 2014, s59 - s75
- 5.2. A local authority may make a PSPO if satisfied on reasonable grounds that two conditions are met (s59.1)
- 5.3. The first condition is that (a) activities carried on in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality, or (b) it is likely that activities will be carried on in a public place within the area that they will have such an effect. (s59.(2))
- 5.4. The second condition is that the effect, or likely effect, of the activities –
- 5.4.1. (a) is, or is likely to be, of a persistent or continuing nature
  - 5.4.2. (b) is, or is likely to be, such as to make the activities unreasonable, and
  - 5.4.3. (c) justifies the restrictions imposed by the notice.
- 5.5. The only prohibitions or requirements that may be imposed are ones that are reasonable to impose in the Order
- 5.5.1. (a) to prevent the detrimental effect referred to (5.3 above) from continuing, occurring, or recurring, or
  - 5.5.2. (b) to reduce the detrimental effect or reduce the risk of its continuance, occurrence or recurrence.
- 5.6. The decision taker should consider whether the statutory test is met, and further consider whether the nature of the incidents and ongoing public complaint have a

detrimental effect on the quality of life of people who live in or work in the restricted area. Details of the extent and nature of public complaint are detailed in the previous report to Cabinet 18<sup>th</sup> October 2023 and included 321 complaints in 21/22 and similarly 332 in 22/23.

- 5.7. There should also be careful consideration of whether the order and each condition is a proportionate and a necessary response to the presented problems and is addressed in more detail in the discussion session of this report at 9.5.

## 6. Financial Implications

- 6.1. Failing to comply with the order without reasonable excuse is a criminal offence, and the penalty is a fine (s67 of the Act).
- 6.2. An identified breach of the Order is a criminal offence (s68) 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.
- 6.3. The Consultation suggests a penalty of £100 is reasonable and sufficient to deter contravention of the order.
- 6.4. It is also common practice for such penalties to be reduced if paid promptly and a reduction to £50 if paid within 10 days is proposed and considered reasonable.
- 6.5. It should be noted there are costs associated with legal proceedings should the issue of a FPN be contested. Any costs, including officer time, associated with investigating breaches and bringing legal proceedings in the criminal courts will have to be met from service budgets. 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. However, it is considered that revenue from FPN's will be sufficient to mitigate these impacts.
- 6.6. There are also no revenue implications expected as extra signage and staff time associated with the initiative will be contained in existing budgets and is anticipated to be offset by the positive results of behavioural change and less demand for service.
- 6.7. As indicated where enforcement is required there may be costs associated with legal action, but it is anticipated with targeted action and preceding positive publicity that these costs will be kept to a minimum and within existing service budgets.

## 7. Climate Change Appraisal

- 7.1. The introduction of a county wide Public Space Protection Order to encourage responsible dog ownership is not expected to generate any direct impacts for the generation or capture of carbon emissions, the generation of renewable energy, or for adaptation to the impacts of climate change. There may be some indirect positive

effects for carbon reduction if the mitigation of the existing negative impact of dog fouling leads to more extensive use of local open space.

## 8. Background

- 8.1. Following a series of routine audits into the Dog Warden service, public complaint and an increasing nuisance from dog fouling, a management review concluded that the service could be improved with the introduction of a county wide Public Space Protection Order (PSPO).
- 8.2. The review also considered that enforcement on its own would be insufficient to secure a change in attitudes and the behavioural change needed to address the volume of complaints about dog fouling in public areas. To meet this challenge, it was considered that a proactive public information campaign advising of health considerations, the impact of dog nuisance and the reasons for subsequent enforcement action would be needed.
- 8.3. On the 18th of October 2023 Cabinet approved proposals to consult on the introduction of a Public Space Protection Order for the council's administrative area to strengthen the Council's enforcement powers.

This will allow the service to address public perception and complaints and provide the evidence necessary to introduce a legal framework for the council to take enforcement action against pet owners who allow their animals to foul pavements and in public amenity spaces without collecting and disposing of the waste.

- 8.4. 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. 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".
- 8.5. The power to make an Order rest 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.
- 8.6. 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.
- 8.7. 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.
- 8.8. 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.

- 8.9. 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.
- 8.10. In relation to a breach of a PSPO, if the PSPO relates to anti-social behaviour, then the police or 999 need to be called. For non-urgent breaches, the public can call 101 or if the breach is related to environmental crime, such as fly-tipping or dog control then public can contact Shropshire Council directly.
- 8.11. The proposals contained in this report and for the Order are intended to encourage responsible dog ownership and control of animals in public spaces and as follows:
1. To prevent public health nuisance the first prohibition is asking dog owners to clean up after their animals have defecated and to disposal of the waste in a suitable receptacle
  2. To prevent public health nuisance particularly for the young and vulnerable members of the public dog owners are being asked to exclude their animals from fenced and enclosed play, equipped and sports areas.
  3. To prevent the nuisance of uncontrolled dogs in public areas the Order provides authorised officers with the ability to ask dog owners to leash their animals 'by direction' and if required to issue fixed penalty notices if owners do not comply.
  4. The last prohibition proposed relates to animals being walked on the Highway and is asking for dogs to be 'leashed' to prevent a safety hazard for members of the travelling public, dog owners and the animals.
- 8.12. To control dogs in all public spaces throughout the county the restricted area for the purposes of the Order is proposed for the County of Shropshire as shown in the Order, detail contained in Appendix B.

## 9. Additional Information

- 9.1. There has been a good response to the public consultation exercise and as summarised below.

### 9.2. Consultation – Key Points

Good levels of response 561 online 16 written submissions from Shropshire and surrounding areas, but from predominantly an older age group, 55-64 years of age.

Approx' 2/3 found the proposals clearly presented with 63% in support of the proposals.

Strong support, over 80% for public information campaign.

Good levels of support for all proposals apart from first proposed prohibition for allowing dogs to foul, the offence supported was for not picking up and disposal.

Concerns raised included:-

Impact on owners mental and physical health

Availability of space to exercise dogs (animal welfare)

Fairness and enforceability of fines  
Need to focus on irresponsible owners  
Failure not to enforce or follow up reports  
Highest level of agreement was dog on leads by direction and failure to remove and dispose of waste (to create an improved environment)

Other comments raised:-  
Exemptions for working dogs  
Availability of bins and bags

### 9.3. **RSPCA & Dog's Trust Response - Key Take Aways**

Adequate provision of disposal points  
Rigorous, targeted and proportionate, enforcement  
Promote responsible dog ownership, education  
Exclusion areas to be kept to a minimum and to enclosed areas  
Open sport areas should be excluded so animals can exercise freely and for animal health reasons  
Support for dogs on leads by direction  
Adequate signing for exclusion and dog free areas  
Adequate Bin provision

### 9.4. **The PSPO proposal consulted on**

To implement a Public Spaces Protection Order for the prevention of dog fouling and the collection and disposal of dog waste by dog owners. This includes the following:  
The prohibitions relate to:

1. Allowing dog fouling in public areas in the restricted area.
2. Failure to appropriately remove and dispose of dog waste if a dog has been allowed to foul.
3. Dog exclusion from play areas, equipped and fenced sports areas.
4. Dogs on leads by direction.
5. Dogs on Leads on the Highway.

Orders can be enforced by a police officer, a police community support officer, authorised council officers and employees of other delegated organisations.  
A breach of the PSPO can be dealt with through the issuing of a Fixed Penalty Notice of up to £100, or a level 3 fine (max £1000) on prosecution.

Under prohibition 4 authorised officers will have the ability to direct members of the public to leash their animals where they are creating a nuisance or where they are not under control.

In establishing a PSPO, 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.

### 9.5. **Discussion**

The main objection contained in the consultation responses concerned the first prohibition and that it was unfair to penalise owners for allowing their dogs to foul.

This is accepted and it is proposed to combine the 1<sup>st</sup> and 2<sup>nd</sup> prohibition into one and as follows – allowing a dog to foul and failing to appropriately remove and dispose of dog waste.

Another issue which raised comment was where dogs should be allowed to exercise and in general there was support for the exclusion of dogs from fenced, enclosed or equipped play areas. However, there are varying views about sports pitches and large open spaces, which are currently unrestricted, and a proportion of responders concerned about animal welfare and owner's mental health and wellbeing, and therefore access to suitable areas for exercise. On one hand it could be argued that the health benefits warrant exclusion from marked sport pitches, but on the other, this is an unreasonable restriction and prevents dogs exercising. It also introduces room for confusion about which areas are accessible, for example areas between pitches or walkways to and from, which may be problematic in terms of enforcement. Regardless, it could also be argued that the proposed, combined 1<sup>st</sup> and 2<sup>nd</sup> prohibition and 4<sup>th</sup>. dogs on leads by direction, provides sufficient powers for enforcement purposes. On balance it is considered that exclusions should be limited to fenced, enclosed and equipped play areas and that further restrictions only be considered for open sports areas/parks at the end of the PSPO term (3 years) and if evidence suggests this is necessary.

Concerns were raised and through the consultation about the potential impact of a PSPO on working animals and the rural economy of the county. Plainly problems of dog fouling are more acute in an urban setting, but not exclusively so, and any order introduced should not impact unduly on the ability of the farming community to go about its business. However, neither should their activity impinge significantly on the public or in public areas. Farming activity will be mostly confined to private property accept where movement is required for livestock, hunts, and possibly Shoots. In these circumstances it would be reasonable to exempt working animals albeit for organised and timed events, for example hunts to avoid abuse and to enable enforcement should it be necessary.

Exemptions for the public with disability was another point raised during the consultation, and plainly it would be unfair to penalise an individual who is unable to comply with an Order. And previous Orders, and as the norm, have excluded by exemption individuals who are registered blind. There is debate about whether the individual or the animal should be exempt, and it is suggested that it should be the individual as a guide dog could be walked by an abled bodied person who should comply with the proposed Order. This argument can be extrapolated to other forms of disability and again it is suggested it would be unreasonable to penalise those who are unable to comply and therefore it is safest to include exemption for registered disabled persons, not their animals.

The consultation indicates agreement with the proposal to direct owners to put their dogs on leads where they are being a nuisance in a public area and for the safety of the public enjoying this space. Similarly, the consultation suggests dogs should be under control on the highway and whilst there have been objections raised about this particular aspect of the proposed control the safety consideration associated with dogs straying uncontrolled into live traffic would suggest this

control is reasonable.

The value of a fixed penalty fine was also raised with varying views concerning whether it was sufficient or too much. The general view and on balance would be the value is about right (£100) to provide a deterrent without being unreasonably punitive.

The remaining points raised in the consultation related to supporting functions for the PSPO, for example adequate provision of bins, signage and indeed public education which are accepted and will be taken into account when introducing measures, so any enforcement action taken is reasonable and proportionate.

## 10. Conclusions

- 10.1. The proposal originally made to Cabinet last October has been carefully considered against the result of the public consultation and discussed in section 9 above, and the following conclusions reached, and subject to Cabinet approval will be reflected in the detail of the proposed PSPO.
- 10.2. That it is unfair to penalise individuals for the act of dog fouling, rather the act of not collecting and disposal of waste.
- 10.3. That it is reasonable to exclude, on the basis of health considerations, dogs from fenced, enclosed and equipped play areas.
- 10.4. Given concerns raised about the ability of the public to access open spaces for their own mental health considerations and for the welfare of their animals when exercising that the PSPO is sufficient at this time to control dogs and to take enforcement action where owners fail to comply or are inconsiderate of others.
- 10.5. That it is unreasonable to fine those who are unable to comply with the proposals for reasons of disability and therefore these groups should be excluded by exemption.
- 10.6. That controls for dogs on the highway and on leads by direction and for the safety of the public in these circumstances is also reasonable and proportionate.
- 10.7. That the value (£100) of the fixed penalty notice is reasonable and sufficient.
- 10.8. And finally, that the PSPO should be implemented with a support public education and information exercise, adequate bin provision and signage for enclosed exclusion zones so that any enforcement action taken is both reasonable and proportionate.

**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 A** - Dog Warden Service, Public Spaces Protection Order Consultation Survey Report - January 2024

**Appendix B** – Proposed Public Space Protection Order

**Appendix C** – Public Education and Information Programme

**Appendix D** - Equality, Social Inclusion and Health Impact Assessment (ESHIA)

**Appendix E** – List of Consultees

# Dog Warden Service

## Public Spaces Protection Order Consultation

### Survey Report

January 2024



# 1 Introduction and Methodology

Over recent years Shropshire Council's Dog Warden Service has seen increased reports of dog fouling and there have been growing calls from communities across Shropshire to take enforcement action against pet owners who allow their animals to foul pavements and public amenity spaces. An in-depth review of the Dog Warden Service was undertaken by Shropshire Council during the winter of 2022/23. The review highlighted the growing number of reports received by the service and concluded that action was required to address the issue.

The Anti-Social Behaviour, Crime and Policing Act 2014 introduced Public Spaces Protection Orders (PSPOs) 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 make a PSPO, including 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.

PSPOs create a framework that either replaces or updates existing public space restrictions such as alcohol Designated Public Place Orders and Dog Control Orders and permits local authorities to introduce new regulations.

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 a PSPO 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.

A PSPO can be in force for any period up to a maximum of three years after which time the Local Authority must consider whether to put in place another PSPO. Appeals against a draft PSPO 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 appeal can be made when a PSPO is varied by the local authority.

The proposed PSPO relates to:

- **Allowing dog fouling in the public area.**
- **Failure to appropriately remove and dispose of dog waste if a dog has been allowed to foul.**
- **Dog exclusion from play areas, equipped and fenced sports areas:** Dogs are excluded from children's play areas, Multi-Use Games Areas (MUGAs) and tennis courts. For example, a children's play area that contains children's play equipment such as slides, swings, climbing frames and similar apparatus and that is enclosed on all sides by fences, gates, walls or other structures that mark the boundary of the play area. The clear boundaries of these areas make it easy for people to identify the extent of the area where dogs are not allowed.
- **Dogs on leads by direction:** This order gives authorised officers the power to ask for a dog to be put on a lead in situations where they are

not under the appropriate control of their owner or where they are causing damage or acting aggressively towards other dogs or park users.

- **Dogs on leads on the highway:** Dogs must be kept on a fixed lead (which includes a fixed extendable lead), of no more than 1 metre in length, when on or adjacent to the public highway, a footway, footpath or cycle track.

There is an exemption to any exclusion requirement for registered assistance dogs. Orders can be enforced by a police officer, a police community support officer, authorised council officers and employees of other delegated organisations. A breach of the PSPO can be dealt with through the issuing of a Fixed Penalty Notice of up to £100, or a level 3 fine (max £1000) on prosecution.

In establishing a PSPO, 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. To support the enforcement action a proactive public information campaign is also proposed by Shropshire Council. This would advise of health considerations, the impact of dog nuisance and the reasons for enforcement action. The campaign would aim to educate and encourage pet owners to act responsibly.

To understand concerns about the proposals prior to implementation Shropshire Council undertook a public consultation between 26 October 2023 and 21 December 2023. The views of a range of stakeholders and key partners were encouraged in addition to public responses, and respondents offered a range of response options including an online survey, email and letter. As well as being publicly available on the Shropshire Council Get Involved pages, the survey was also widely publicised through the Shropshire Council newsroom.

A total of 577 responses were submitted during the eight weeks that the survey was open. The feedback from these responses is set out within this report. The feedback will inform the policy recommendations to be presented to Cabinet for final approval of the PSPO in February 2024.

This report proceeds in the following sections:

- Section 1 (this Introduction) provides a description of the survey background and methods.
- Section 2 outlines the profile of respondents taking part in the survey.
- Section 3 covers the overall survey feedback on the consultation.
- Section 4 details the views of survey respondents and other consultation respondents in response to the proposed PSPO.
- Section 5 provides a brief summary and conclusion of the report.

## 2 Profile of Respondents

561 respondents completed the online consultation survey and 16 provided written consultation responses. Demographic data was only collected through the survey, but this provides important information to help Shropshire Council understand the profile of respondents and whether any feedback has been missed from key groups or respondent types.

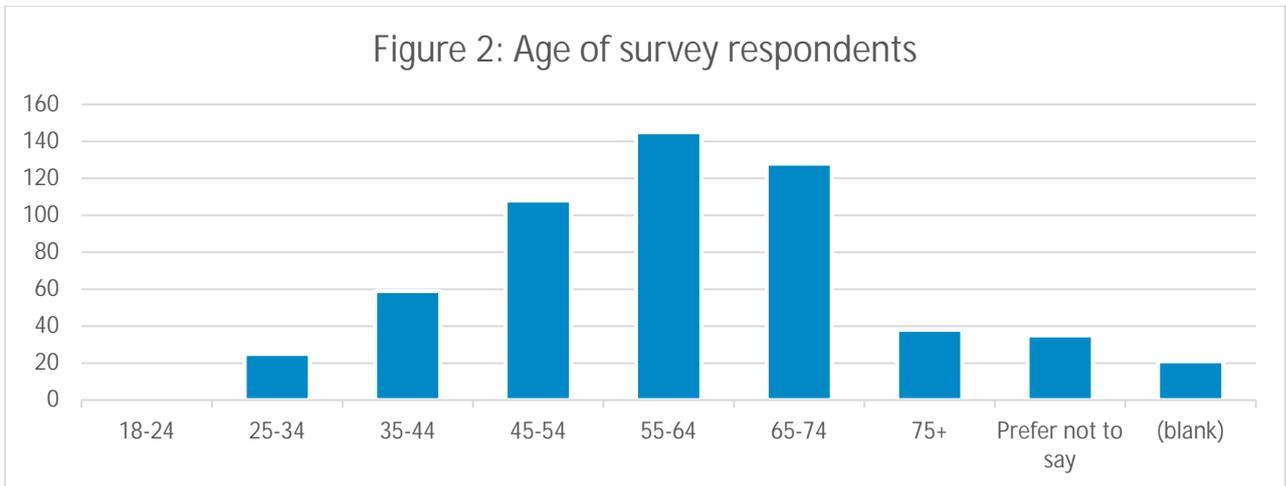
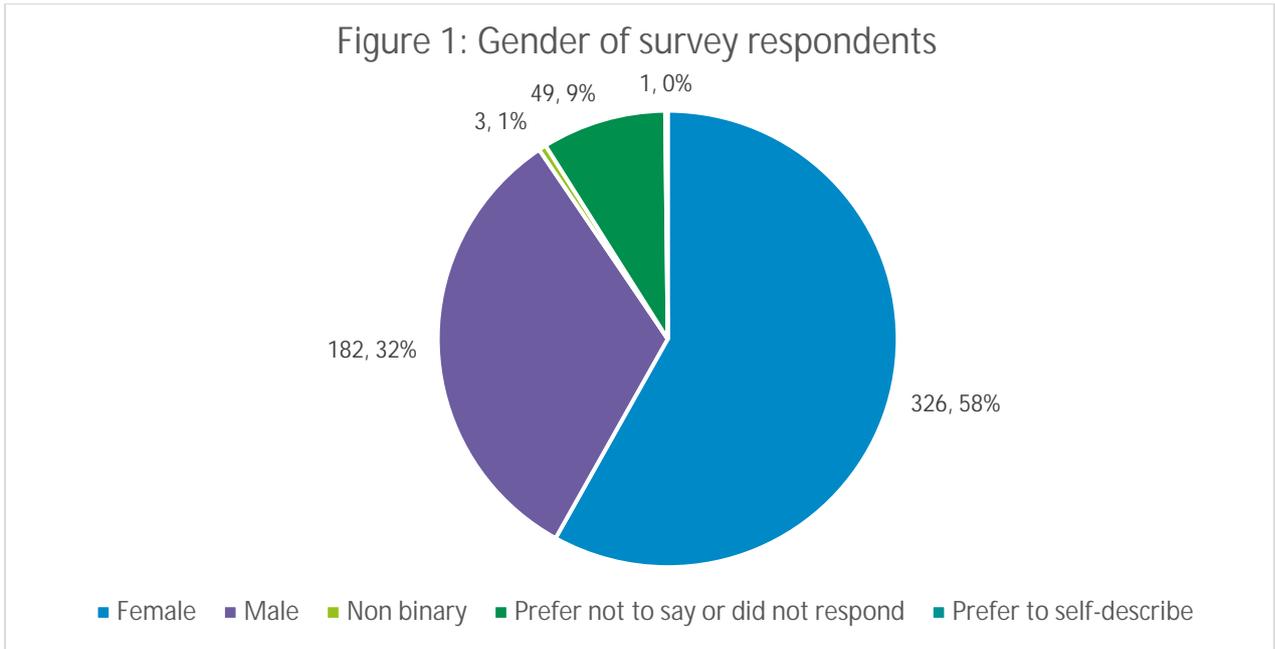
**Map 1** below illustrates the approximate location of survey responses (the approximate location is used to ensure any individual responses cannot be identified). The map, and closer analysis of the data, highlights that the responses to the consultation came from across Shropshire and beyond. All county settlements were represented in the responses with more responses from areas of higher population, as would be expected. Despite the proposals and consultation only relating to Shropshire Council administrative area, there were many responses from people living in the Telford & Wrekin area.

**Map 1 Location of survey respondents**



**Figure 1** displays that more women responded to the consultation (58%) compared to men (32%). This pattern is seen within most, but not all, types of consultation. Research suggests that women are more likely to respond when a consultation response is submitted on behalf of a household. 9% preferred not to provide a gender, 1% are non-binary and 0.2% prefer to self-describe.

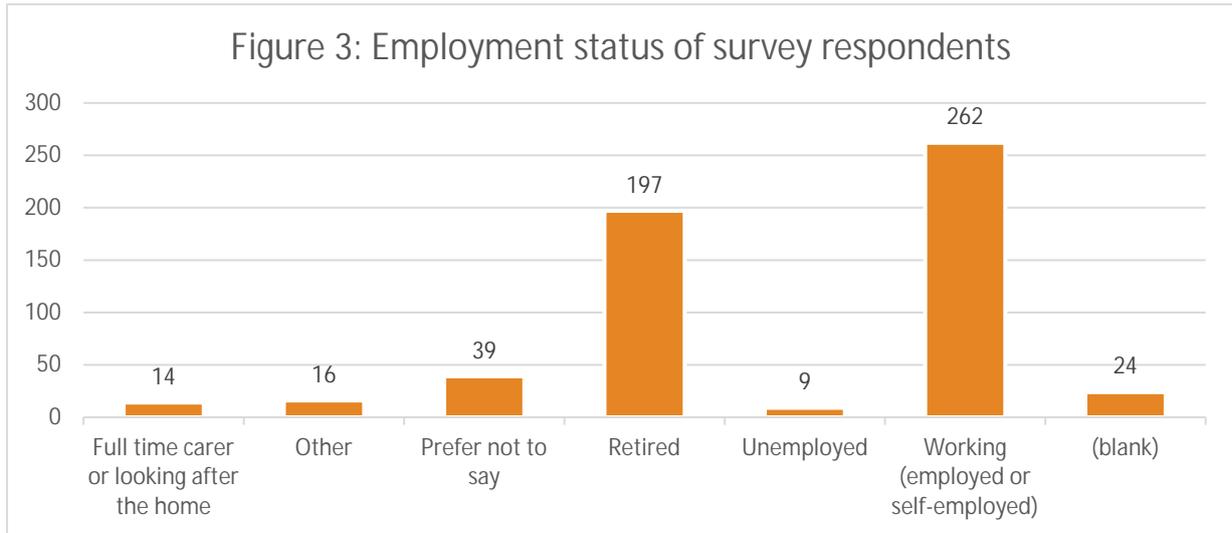
**Figure 2** illustrates the age group of survey responses and highlights that although there were few respondents under the age of 24 (2 respondents), there were more responses across the other age groups with the greatest response from those aged 55 to 64 (26%) followed by 65 to 74 year olds (23%).



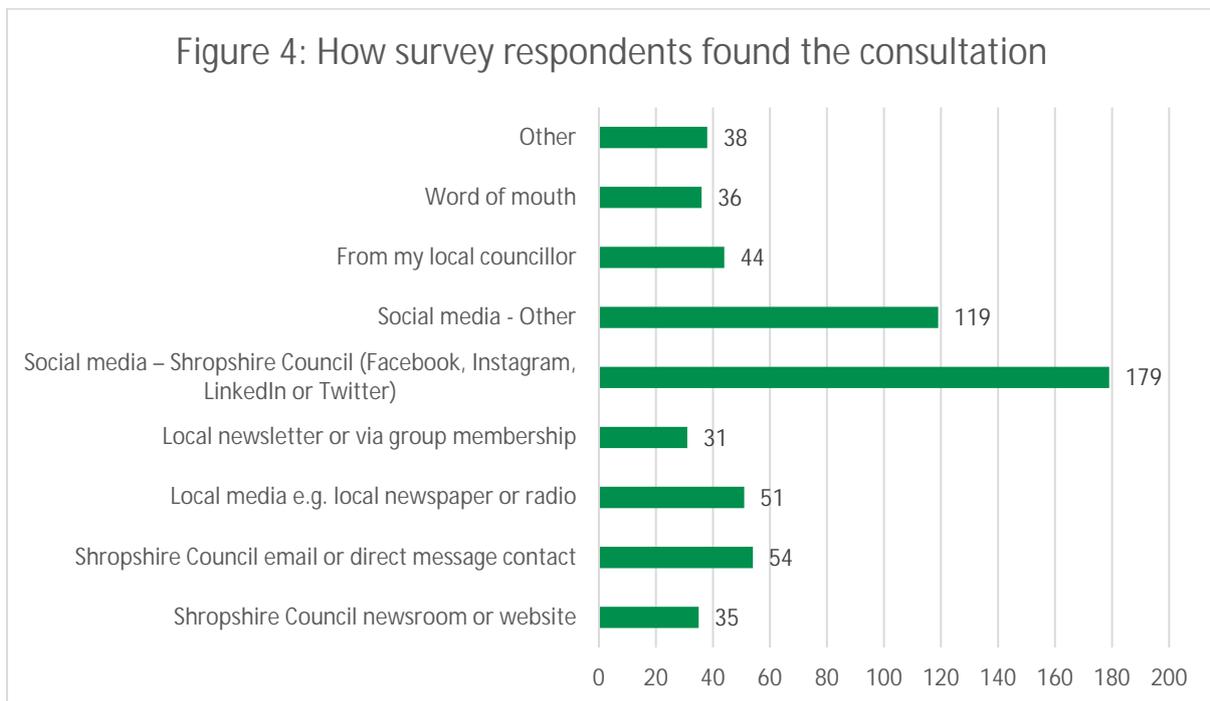
85% of survey respondents were White (British, Irish, Welsh), and 9% preferred not to say. This indicates that responses were very small from other ethnic groups. This will be noted and considered as part of Shropshire Council’s duties to assess any equality, social inclusion and health impacts.

Three questions were included in recognition of the impact of this consultation on people with disabilities. Although assistance dogs are not covered by the proposed PSPO restrictions, the consultation was designed to consider this and any potential impacts. 81 of the survey respondents are unpaid carers, and 82 have a long-standing illness or disability. These numbers should mean that a range of people with different levels of mobility and caring status are represented in the survey sample. Only 1 survey respondent has an assistance dog. This may reflect the exclusion and suggests the exclusion is understood. More feedback relating to equalities and impact is covered later in the report.

**Figure 3** displays the employment status of survey respondents. There is a good mix of working and retired survey respondents.



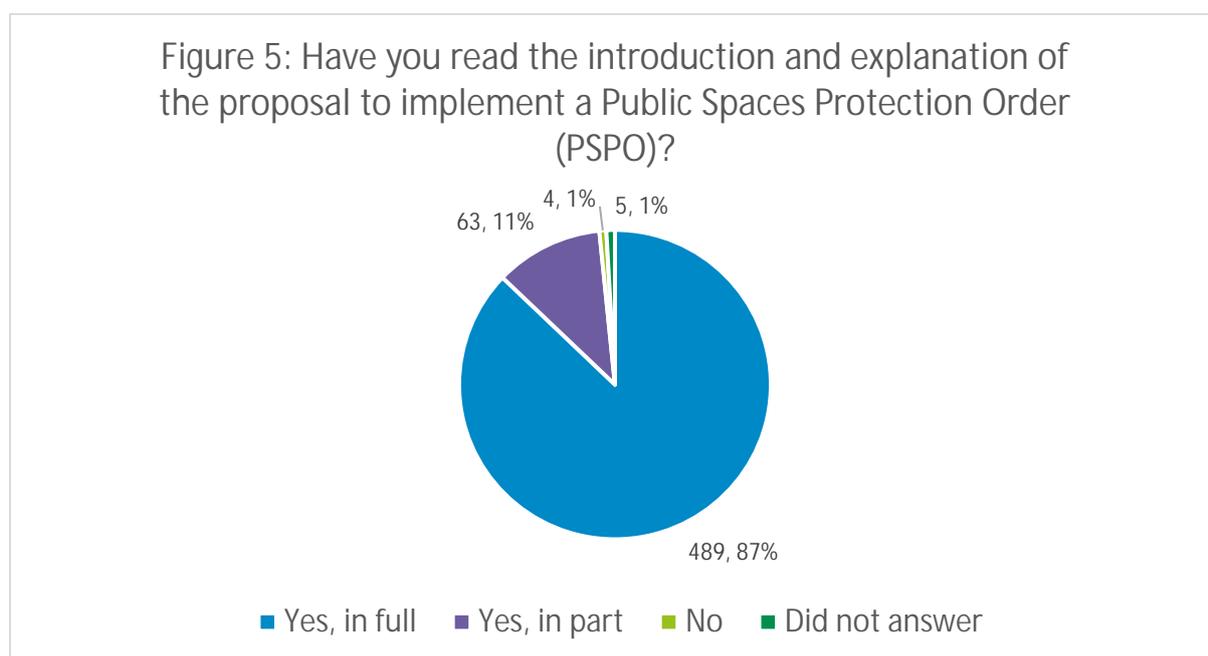
A question was included within the survey to find out how people had learned of the consultation. **Figure 4** displays the results. Social media was the way more people found the consultation compared to other communication channels. Under the other category 19 people had learned of the consultation through the 'Nextdoor' App. Some survey respondents had also learned about the consultation from local community groups or neighbours.



The next section of the report focuses on the survey respondents' views on the proposals set out for the PSPO.

### 3 Overall survey results and feedback

The 561 survey respondents, and 16 of the respondents who provided written responses, presented their views on the proposals set out within the consultation for the Public Spaces Protection Order. This section presents the responses to some overarching survey questions and the next section of the report brings the two sets of responses together to focus on the comments received. To check the basis for comments and feedback the survey respondents were asked if they had read the introduction and explanatory text before responding to the consultation. The results are shown in the **Figure 5** below. **98% of survey respondents had taken the time to read the supporting information in full or in part** (11% in part and 87% in full).

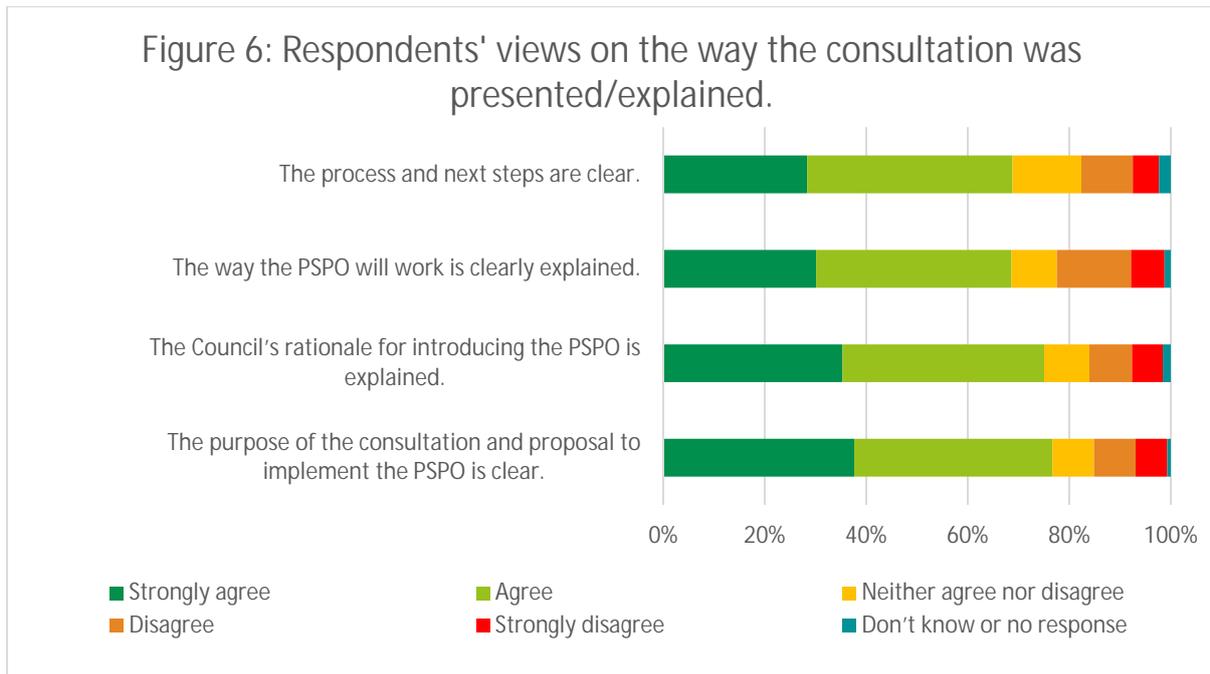


Survey respondents were then asked to provide a response against 4 statements:

- The purpose of the consultation and proposal to implement the PSPO is clear.
- The Council's rationale for introducing the PSPO is explained.
- The way the PSPO will work is clearly explained.
- The process and next steps are clear.

The results are shown in **Figure 6**. **Overall, the feedback about the way the proposals were presented was positive.** On average, 184 survey respondents strongly agreed with all the statements and an average of 221 agreed. 430 survey respondents strongly agreed or agreed that the purpose of the consultation and proposal was clear (81 disagreed/strongly disagreed). 421 felt the rationale was clearly explained (81 disagreed/strongly disagreed). 385 felt the way the PSPO will work was clearly explained but 119 disagreed/strongly disagreed. 386 agree that the process and next steps are clear but 86 disagree/strongly disagree. On average across all the statements 92 people disagree (16% of the survey respondents) and

this suggests they oppose the proposal, but this is explored in more detail in the following results.

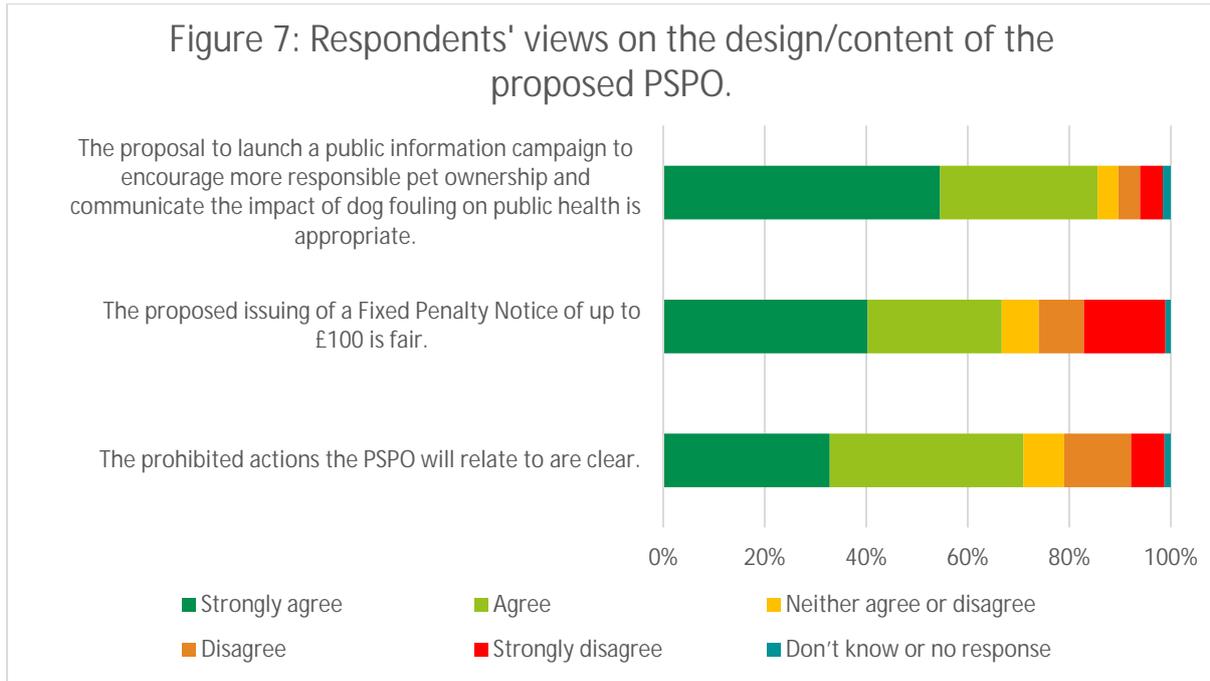


The question about the presentation of the proposals was followed within the survey by a question more focused on the design/content of the proposed Public Spaces Protection Order. Survey respondents were asked to provide a view on the following statements:

- The prohibited actions the PSPO will relate to are clear.
- The proposed issuing of a Fixed Penalty Notice of up to £100 is fair.
- The proposal to launch a public information campaign to encourage more responsible pet ownership and communicate the impact of dog fouling on public health is appropriate.

The results are presented in **Figure 7**. An average of 417 of the 561 survey respondents agree or strongly agree with all of the statements above and an average of 100 disagree or strongly disagree. **Overall, the response to the way the PSPO proposal has been designed/its content are very positive.** 398 people agree/strongly agree that the prohibited actions the PSPO will relate to are clear (111 disagree/strongly disagree). 374 respondents agree/strongly agree that the proposed issuing of a Fixed Penalty Notice of up to £100 is fair (140 disagree/strongly disagree) and 480 agree/strongly agree with the proposal to launch a public information campaign to encourage more responsible pet ownership and communicate the impact of dog fouling on public health is appropriate (49 disagree/strongly disagree). **The £100 Fixed Penalty Notice is the main area of concern with disagreement expressed by 25% of the survey respondents.**

Figure 7: Respondents' views on the design/content of the proposed PSPO.



Survey respondents were asked to add any comments to explain the response they had provided, particularly if they had disagreed with the statements provided. There were 291 comments, and these were considered and themed. The results of the analysis are shown in **Table 1** below.

**Table 1 Survey respondents' comments to explain views on the design/content of the PSPO**

Theme	Count	%
Unreasonable to fine if picking up after dogs	56	19
General agreement with the consultation proposals	49	17
How will the council enforce the PSPO? / unenforceable	38	13
Should focus on irresponsible owners	37	13
Impact negatively on where dogs can be walked	26	9
Fines should be higher than the £100 stated	19	7
The fine is too much / unfair for responsible dog owners	12	4
No need for PSPO / existing legislation is already in place	13	4
Will this cover working dogs / hunting dogs?	9	3
Need additional dog poo bins	9	3
Other comments	23	8
<b>Total</b>	<b>291</b>	<b>100</b>

Main themes within the feedback included comments that it would not be fair to impose a fine if the dog owner was picking up after their dog (19%), general agreement with the proposals (17%), questions about how the PSPO will be enforced (13%) and the suggestion that focus should be on irresponsible dog owners (13%). **4% felt the proposed Fixed Penalty Notice was too high and should be less than £100 and 7% felt it should be of a greater value. This feedback suggests it is probably about right.** 4% suggested there was no need for the

proposed PSPO because other legislation is available. Example comments are included below to better illustrate some of the feedback provided:

Example comments:

- *“Fine the dog owners who don't pick up dog excrement. However, you are prohibiting the exercising of dogs. Most dog owners are responsible. May be there should be more attention on cat owners and the neglectful behaviour that their cats can leave their excrement anyone causing medical issues for young children. I am sick and tired of removing cat excrement from my private property! Where is the legal process for this?”*
- *“The fixed penalty should be more.”*
- *“Working dogs must be considered, and where appropriate come under temporary exemptions. It is ridiculous to try and enforce urban rules on animals in a farming and hunting environment.”*
- *“Seems a waste of money when the council does not offer areas for dogs to be safe off lead owners have little option but to use playing fields for exercise. Number of people in Whitchurch has gone up dramatically, parks and fields for dog walking have decreased. Issue is not education but lack of alternatives.”*
- *“My concerns are that unless investment is put into the policing of these measures many of the morons who let their dogs foul the pavements will get away with it. I also think the fine is punitive, a day in court and an order on the owner and a fine of at least £2000. Let's publish the names of these imbeciles.”*
- *“Great idea, fed up of dogs fouling on country lanes and dogs not under control when taking our dog for a walk (on a lead).”*
- *“Why is this even worthy of council time? There is already legislation in place for dog fouling. I suggest the council focus resources on matters that need more urgent attention, such as saving money.”*
- *“I disagree with having to have a well-behaved dog on a fixed lead near a footpath or cycle path. Where else can one practise heel work away from traffic?”*
- *“Will there be an abundance of Responsible Officers watching dogs to see if their owner doesn't pick up? The proposal says there won't be any cost implication, so I don't see how this is possible. People can be fined currently for not picking up their dog's poo so if they are not seen and fined now, how will this improve in future?”*
- *“It appears that allowing a dog to foul will be an offence even when the dog waste is immediately picked up and disposed of. It isn't at all clear whether this applies everywhere or just in some locations, how this will be enforced, and how owners of dogs are expected to prevent their dogs from defecating anywhere in Shropshire (if it is to be illegal to allow this even when the waste is immediately picked up)? Many people rely heavily on their dogs for mental health and to combat loneliness. The proposals need to be much clearer, and reasonable having regard to people wishing to keep pets as well as keeping the streets clear.”*
- *“This will affect people with disabilities and having a support dog. There is not a register for support dogs (there is a register for dogs that have been supplied by certain organisations) The way that this is written will fall foul of the equality act.”*
- *“Totally agree but how will this be implemented- very challenging.”*

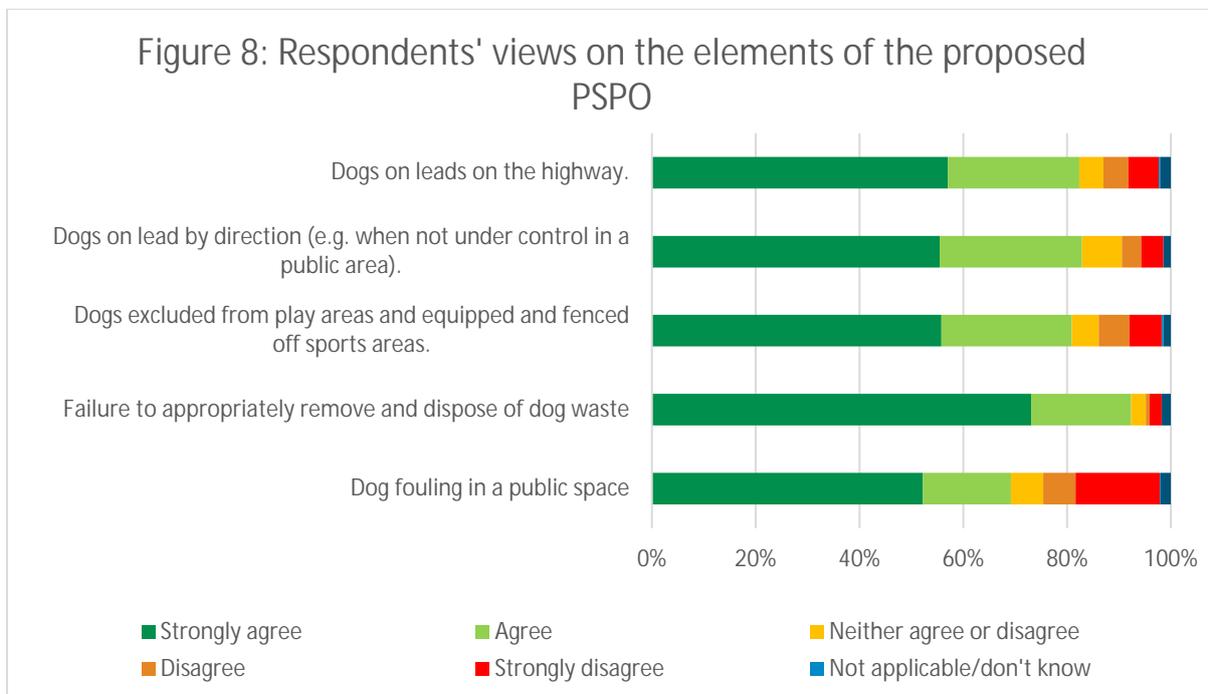
The next section of the report combines the survey responses and written responses to explore views in response to the consultation in more detail.

## 4 Views on the proposed PSPO

The consultation survey included a question to seek views on each of the restrictions or elements of the proposed PSPO. Survey respondents were asked their views on the following features of the PSPO:

- Dog fouling in a public space.
- Failure to appropriately remove and dispose of dog waste.
- Dogs excluded from play areas and equipped and fenced off sports areas.
- Dogs on lead by direction (e.g. when not under control in a public area).
- Dogs on leads on the highway.

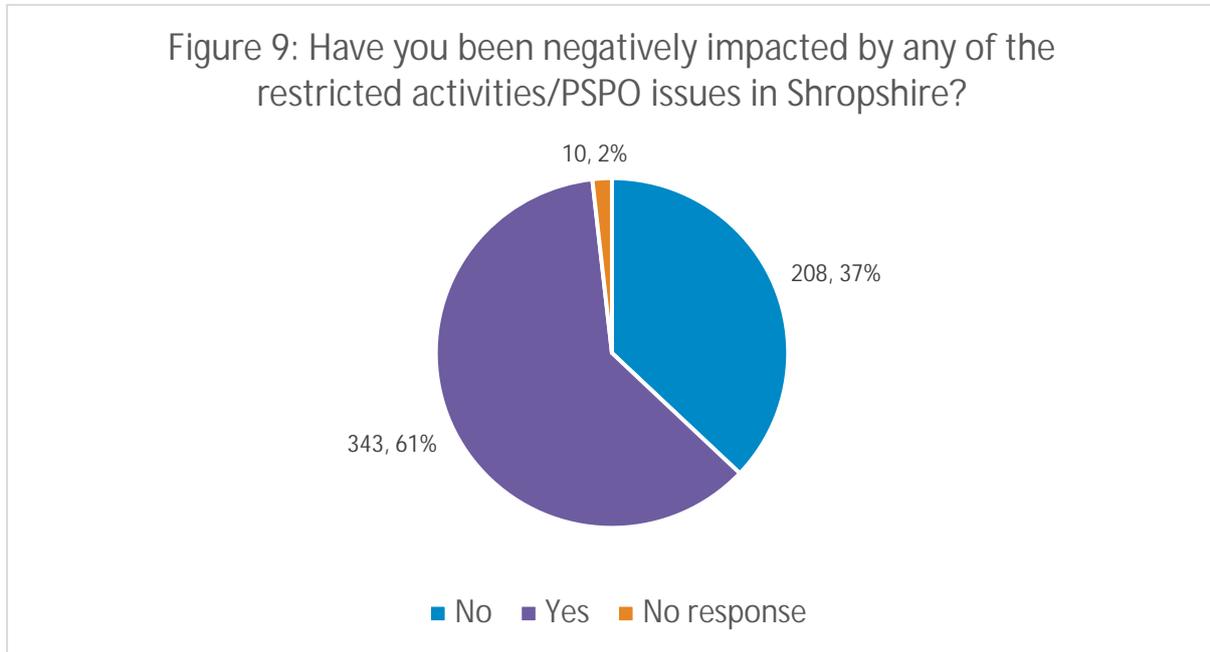
**Figure 8 below, displays the response and highlights that there is majority support for all 5 elements of the proposed PSPO (on average 457 survey respondents agree with every element and an average of 63 disagree (11%).**



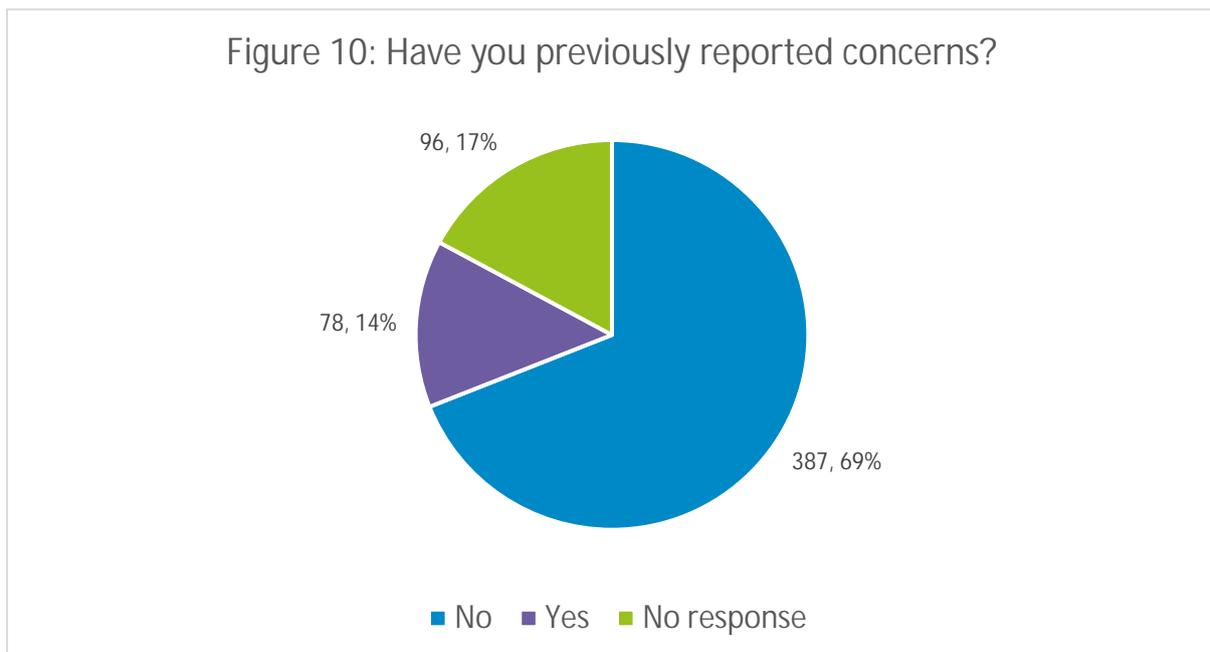
The element of the proposed PSPO with the most support is 'Dogs on lead by direction (e.g. when not under control in a public area)' 465 agree/strongly agree and 45 disagree/strongly disagree. This is followed closely by 'Dogs on leads on the highway' 462 agree/strongly agree and 60 disagree/strongly disagree. There are very few (only 17 respondents) who disagree/strongly disagree with the element 'Failure to appropriately remove and dispose of dog waste'.

Dog fouling in a public space faces more disagreement than any of the other elements of the proposed restrictions. 126 people disagree or strongly disagree (388 agree or strongly agree). 68 disagree or strongly disagree with dogs being excluded from play areas and equipped and fenced off sports areas (454 agree/strongly agree).

Linked to the 5 elements of the PSPO/ restricted activities, the survey included a question which read 'Have you been negatively impacted by any of the activities/issues listed above, in Shropshire?' **Figure 9 shows that 61% of the survey respondents have been impacted by the activities that are proposed for restriction under the PSPO.**



They were then asked 'If yes, have you previously reported concerns?' **Figure 10 shows that 14% of the survey respondents have reported concerns in the past.** Those who have reported concerns were asked to comment and explain more about their experiences. Each comment was read, themed and the results are shown in **Table 2.** There were 222 comments.



**Table 2 Survey respondents' experience of issues related to the PSPO**

Theme	Count	%
Amount of dog fouling / Not being cleaned up by owners	74	33
Dogs not being on leads/long leads causing nuisance or threat	42	19
Need to ensure enforcement /incident reporting/ follow up	27	12
Availability of dog poo bins / bags	15	7
Not reasonable to fine if owners clear up afterwards	14	6
Not reasonable to have dogs on leads / short leads at all times	13	6
Have witnessed / been involved in a dog attack	12	5
General agreement with the proposals	6	3
General disagreement with the proposals	6	3
Need to ensure there are sufficient places to exercise dogs	4	2
Other	9	4
<b>Total</b>	<b>222</b>	<b>100</b>

The top comment was related to dog waste in public places and failure of owners to clean up (33% of all comments). Other commonly mentioned concerns were dogs not on the lead and a failure to enforce or follow up on reported incidents. There were equal proportions of more general comments agreeing and disagreeing with the proposed PSPO. The example comments below illustrate the feedback received.

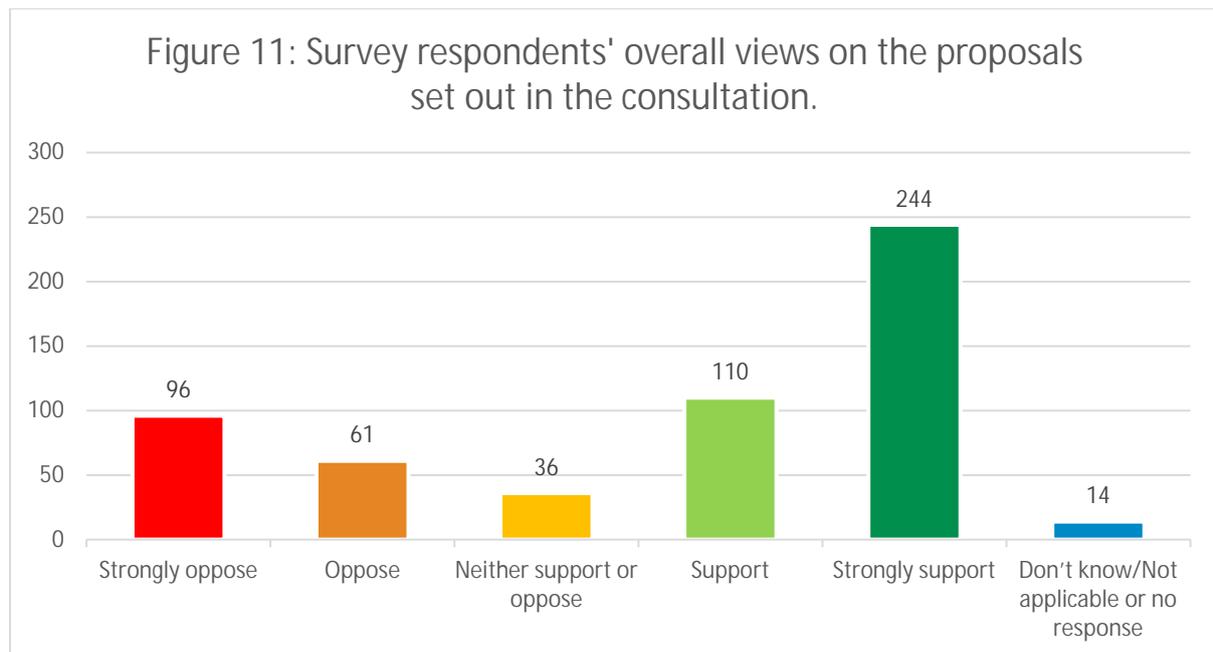
**Example comments:**

- *“As someone who was a regular runner in Shropshire, I have come across many dogs who have behaved badly/inappropriately near me. I have not been bitten but certainly nipped by a dog and I find dogs running up to me quite worrying. I often have found the owners to be aggressive in their attitude when I ask them to control their dogs.”*
- *“Dogs routinely off the lead and not under control on the highway and public paths limits my ability to freely exercise my right to use these areas as a pedestrian. I have been threatened by dogs off the lead on public footpaths around Pontesbury, Minsterley and surrounding areas. It is proportionate and reasonable for people to keep their dogs on short leads in shared public areas, so that everyone not just dog owners can enjoy fresh air and exercise. Last time I visited the quarry I came home with dog faeces on my shoe, having only walked on the footpaths not even through the grass. Dogs foul all over the paths in Pontesbury, particularly in the former council estate near the school....The number of dogs has vastly increased, and the level of control exercised by owners seems to have decreased proportionately.”*
- *“People’s definitions of a dogs under control is variable! Having got spaniels that like to run!”*
- *“Yes, aggressive dogs off the lead and harassing my dog (and me) on the lead with the owner taking no action. Dog owners not clearing up after their dog. Dog owners running with their dog off lead - the owner does not always recognise when their dog is defecating.”*
- *“Raised the issue about dogs fouling on the footpath and on my drive and the council did nothing about it. I offered to allow a poo bin to be put up on my boundary and it was rejected. I have had dog mess thrown over my hedge or pushed into my hedge by dog walkers. There are not enough dog waste bins in high traffic areas.”*
- *“Dog fouling pavements. Lack of bins to dispose of dog poo.”*
- *“To whom do I direct concerns and what us the point in doing this. Dog poo (not cleared up) is a significant problem and I encounter this every single day. Do I report every single day?”*

- “Dog poo in my garden, in the playing area for children on public footpaths and bridleways.”
- “You can’t stop a dog fouling. Clean up yes, fine for the fouling, no.”
- “I think I have raised the issue of providing bags at point of nuisance first rather than a fine.”
- “A pointless token, a poorly written PSPO with no information on how you are going to police it.”
- “Sorry but what’s the point trying to report. To date no one ever called me back about being knocked over - there is no one to enforce this behaviour set! How this will be implemented and “policed” is vague and won’t stick as there just aren’t resources to do it.”

The comments include concerns that failure to clean up should be the focus rather than the act of dog fouling and concerns that the PSPO will be difficult to enforce. Top issues experienced relate to the presence of dog waste in public areas and dogs off the lead.

All survey respondents were asked their overall view on the consultation proposals. **Figure 11** displays the results. **Overall, 63% of survey respondents support the proposals set out in the consultation and 28% oppose. More survey respondents selected ‘strongly support’ than any other category.**



To understand why there may be opposition to the proposed PSPO, survey respondents were asked to describe how the proposals would likely impact them, as an individual or a community/business. **Table 3** displays the feedback. There were 378 comments, and each was considered and themed. **A top theme within the comments (40% of all comments) was that the proposed PSPO could lead to an improved environment (e.g. cleaner or safer).** There were a few concerns from people who wondered if the proposals would result in fewer places to exercise their dogs and whether they would be fined because they couldn’t prevent their dog/s from defecating.

**Table 3 Views on the likely impact of the proposed PSPO**

Theme	Count	%
Improved / cleaner and safer environment	150	40
Will reduce / restrict where I can exercise my dog	51	13
Impact on mental and physical health	4	1
Concern over the potential fines / can't control dog defecating	43	11
Concern over the need for dogs to be on leads / short leads	22	6
Waste of council resources / concern over enforcement of PSPO	21	6
General positive impact	27	7
General negative impact	19	5
No impact	22	6
Other	19	5
<b>Total</b>	<b>378</b>	<b>100</b>

Example comments include:

#### Support for the proposals

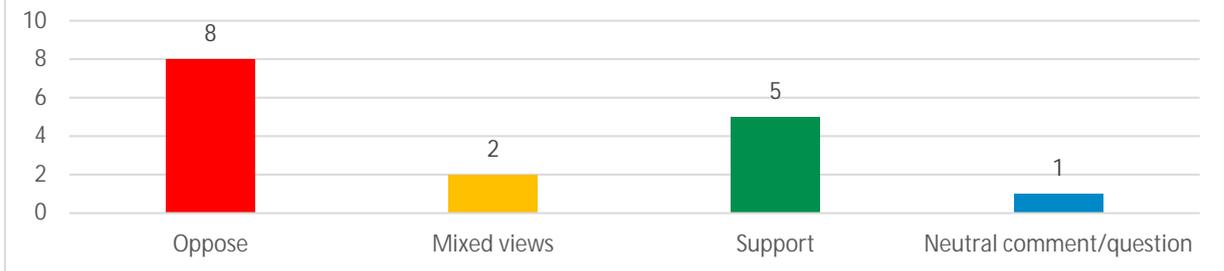
- *“Cleaner footpaths in Alveley.”*
- *“Greatly improve my environment if the proposed restrictions are properly enforced.”*
- *“Have a very positive impact, reducing concerns when walking our dog and hygiene on our roads and pathways.”*
- *“Able to take my grandchildren for walks to parks and public places without stepping in dog poo.”*
- *“If these proposals were implemented and enforced, it would make our communities safer (no dog mess left lying, no loose dogs upsetting people and other animals) but also would encourage dog owners to show respect to their community.”*

#### Concerns about the proposals

- *“A law that appears to be anti-dog could have a negative impact on businesses in Ludlow which markets itself on being dog friendly.”*
- *“As a responsible dog owner. Not being able to walk family dogs and children at same time.”*
- *“I disagree with dogs being excluded from public play areas. For responsible dog owners who have families this becomes extremely restrictive how do you take children and dog to the park and then not be able to accompany the children. Most dog owners are responsible what should happen is fining if non responsible dog owners.”*
- *“Looks like responsible dog owners may have less areas to exercise dogs off lead locally. This will mean more car journeys to other areas outside of town with negative environmental impact (emissions) and traffic.”*
- *“As a responsible dog owner who cleans up after my dog, I'm appalled by these proposals as my main source of relaxation and exercise is to walk my dog in the beautiful Shropshire countryside.”*
- *“Veterinary surgeon, these proposals could affect us business wise, with a reduction in dogs, or us needing to euthanise dogs due to the impracticality of not having a space for the dogs to toilet and it be collected. The 1 metre lead length is too short.”*

Some of the concerns above were reflected in the written responses to the consultation. **There were 16 written responses. 8 opposed the proposals, 2 had mixed views, 5 were in support** (many of these were from town and parish councils) and 1 was a more neutral comment/question. The summary of the written responses is shown in **Figure 12**.

Figure 12: Overall views expressed within written consultation feedback



Although some responses included a suggestion that respondents were happy for their comments to be made public, names have not been attributed to responses because that permission was not clear in all responses and consideration must be given to confidentiality. Officers have considered each of the written responses separately, but extracts are used below to share the main messages from those submissions.

#### Support for the proposals (with concerns/comments)

- *“Please add the council’s support to the Consultation. Thank you.”*
- *“[removed for confidentiality] Town Council has resolved to support the introduction of the new Dog Fouling and Stray Dogs: Public Space Protection Order. They wished to comment that enforcement would be key to the success of the Order.”*
- *“I strongly support Shropshire Council’s efforts to clamp down on cleaning up dog fouling. But the current proposals need a lot of improvement. In particular, the plan to fine dog walkers if their dog defecates in a public place are draconian and unworkable. I am concerned that the council is creating grey areas where people will be uncertain about the rules.... The following factors will need to be considered: - The cost of negotiating with landowners and leaseholders of land not owned by Shropshire Council to include their land within the PSPO. - The costs of signage across the county, including whether the cost of signs on land not owned by Shropshire Council will be rechargeable to others, which might be town and parish councils, leaseholders, charities, businesses and landowners.- The costs of staffing to oversee the introduction of the PSPO, dealing with complaints and queries, and of processing fixed penalty notices and court actions. - The anticipated income from fixed penalty notices.... I strongly support the principle of the proposed Public Space Protection Order. It needed greater scrutiny before going to cabinet and consultation.”*
- *“Strongly support.... I am concerned by the difficulty of implementing these proposals. How do you propose that a member of the public identifies an irresponsible owner? Or reports the dog fouling incident? How will you implement these proposals? How will fines be imposed and by whom?”*

#### Concerns about the proposals

- *“I have some concerns about this proposal and questions. How can you possibly police this? Similar policies in regards to dogs have historically failed. Any money earmarked to be spent on this would be a waste of money. Would it not be better to spend money on education and providing dog parks which are safe and able to cater for all dogs and their guardians.”*
- *“This is not a rule that should be implemented to working or hunting dogs...”*
- *“I wholeheartedly OBJECT to the proposal to keep dogs on leads. While it may be a safety necessity when dogs are on pavements, amongst traffic and pedestrianised Town*

centres. However, in fields, large parks and open spaces such as Brynhafod and Brogyntyn well behaved and obedient dogs should exercise freely. Dogs who do not have opportunities to run freely....become frustrated and trigger stacked, as has been seen in many dogs purchased during lockdown, who did not have freedom to interact, socialise and develop their dog characteristics and pack etiquette correctly. I have direct experience of this having worked with dogs for 20 years, as well as being an animal therapist. Furthermore, putting a lead on a dog will not solve the fouling issue. They will still defecate when they need to. But Owners fall into 2 camps. Those who pick up and those who won't. Leads will not miraculously encourage bad owners to pick up unfortunately."

- "I do however object to "if a dog has been allowed to foul" as many dogs, even ones effectively toilet trained, need to go when they need to go!.... Greater clarity required and signage on where dogs are allowed would also help stop any confusion for all users..... To support the enforcement action a proactive public information campaign will be launched, advising of health considerations, the impact of dog nuisance and the reasons for enforcement action. The campaign will aim to educate and encourage pet owners to act responsibly. I find this insulting as the majority of pet owners are responsible and act accordingly; those that aren't are unlikely to pay any notice to this or any other PSPO. Where are the proposals to promote other people's responsible behaviour towards animals? We are often met by aggression and socially unacceptable behaviour which has restricted where we feel able to walk our dogs, even on the lead.....I am also concerned that unless "Allowing dog fouling in the public area" is removed, or amended, from the PSPO then responsible owners and walkers may be penalised. Dogs and their owners seem to be discriminated against. We pay our Council Tax, yet these areas are potentially likely to become areas that we and our dogs we are excluded from, leaving us with no areas to exercise our dogs. When will the responsibility be shared between everyone equally?"
- "I am a dog owner and I walk my dog across the Shropshire countryside and in the towns of Much Wenlock, Church Stretton, Ludlow, Bishops Castle, Pontesbury and Shrewsbury. I hardly ever see dog faeces or meet an inconsiderate dog owner and in the countryside away from the tourist areas.....I am concerned that this proposal is disproportionate and a solution looking for a problem rather than having identified a problem. A Public Space Protection Order (PSPO) is a punitive and restrictive measure and therefore Section 72 of the Anti-Social Behaviour, Crime and Policing Act 2014 rightly applies a check and balance such that the authority must have regard to articles 10 and 11 of the Human Rights Act 1998. In this context the applicable restriction is that any restriction must be 'necessary in a democratic society'. There is also the misuse of the Equality Act....that restrictions and measures would be imposed on one group (dog owners) for an illusory benefit on another group (vulnerable people). This is a misuse of the Equalities Act which was never intended to be the legislative trigger for a more restrictive and less free society....In the case where there might be actual evidence of persistent dog fouling then a PSPO is a proportionate response but for that location only, and until such time as the problem has been resolved by other means....The restrictions are clearly not a proportionate response to the small number of unstated enquiries to the Dog Warden. Furthermore, they place a considerable limit on the long-established common-law freedom of the vast majority of dog owners who are very well behaved and have their dogs under control enjoy."
- "One can't tell a dog where to poo and, surely it is satisfactory enough, if dog owners pick up the poo in bags that they always carry with them....We know some people don't do this. Well, the council should apprehend them, not impose more stringent measures on law-abiding people."
- "I am writing on [details removed for confidentiality] behalf for some reassurance that any new rules would specifically exclude working dogs, and therefore not have any impact on gun dogs, sheep dogs or packs of hounds, for example. We note that the proposal

*specifically excludes assistance dogs but there is no reference to working dogs. It is possible that the Government's guidance in relation to PSPOs has been taken into consideration and therefore working dogs are not the intended target of this proposal, however, we would appreciate some clarification so that we can offer reassurance to our Shropshire-based members."*

Some of the written consultation responses are very comprehensive and too long to include in this report in full, but as much as possible the extracts are used to emphasise key points.

The survey included a question to ask, 'Do you have any suggestions or alternative proposals to the ones set out within the consultation?' The results are shown in **Table 4** below. There were 313 comments from the 561 survey respondents. **A top theme within the comments (also clear within some of the written consultation comments) was a concern that the PSPO couldn't be enforced due to lack of resources or was difficult to enforce. Another top theme was a request to remove the restriction about dog fouling** (with the explanation that dogs cannot be prevented from defecating and the issue is more about cleaning up afterwards). Another common theme was ensuring there are an adequate number of dog poo bins and making bags available.

**Table 4 Comments when asked for suggestions or alternative proposals to the ones set out within the consultation.**

Theme	Count	%
Need to ensure enforcement / ability to resource	46	15
Remove the fines for dog fouling if picked up / not reasonable	45	14
More dog poo bins / bags available	33	11
Proposals not required / existing legislation / waste of council resources	32	10
General positive comments / support the proposals	30	10
General negative comments / unreasonable / need clarification	22	7
No comment / No	18	6
Agree with issuing of fines. Fines / deterrent needs to be greater	19	6
Training and education / communication	18	6
Dedicated areas for exercising dogs	16	5
Other	34	11
<b>Total</b>	<b>313</b>	<b>100</b>

Example comments:

- *"Yes - find a way to actually enact current provisions for offenders who do not pick up after their dogs!"*
- *"Mandatory dog licensing and DNA testing (matched with dog poo)."*
- *"Raise the fine or reward people for reporting the "act" providing they have sufficient evidence (photo, name etc.) when doing so."*
- *"Happy to implement the picking up of waste and imposing fines for dog owners that don't. Also, happy to see the implementation of no dogs in children's play parks. I do not support the banning of dogs in public parks and playing fields."*
- *"Better enforcement of current dog fouling regulations. Separate regulations to exclude dogs from play areas and to keep dogs under control."*

- *“Be clearer about the fact that the PSPO will cover all footpaths including those in rural areas.”*
- *“Communications campaign, some controls are sensible to keep children safe but not as restrictive to dog owners.”*
- *“Make dog bins more numerous. People are put off carrying dog waste long distances. I know where all my bins are and some of them are a VERY long way away when I’m carrying a poo bag.”*
- *Perhaps it is worth, in certain areas, for example the Lyth Hill to fence off an area that is gated and designated as a “dog toilet”. I am not knowledgeable but have used such a facility in a park in Glasgow.”*
- *“It must include public footpaths on farmland. Dogs should be kept on a lead while on farmland. Dog faeces should be cleaned up on farmland the same as on a pavement.”*
- *“Yes, that the definition of ‘footpath’ be clarified to exclude rural rights of way, or to specify urban geographic areas.”*
- *“I am fully supportive of fines for irresponsible dog owners, as I too do not appreciate dog foul being left in spaces for the public. However, as a responsible dog owner, I find this an aggressive and unfair proposal with no incentive for responsible pet ownership.”*
- *“Yes, work with the public for safe and correct dog ownership. What’s to say these new ‘rules’ will work and will be implemented?”*

When considering suggestions and alternative proposals, it is important to note that the Dogs Trust provided a very robust response to the consultation with balanced comments on every element of the proposed PSPO, including suggestions for slight amendments. Suggestions included some reconsideration of the way exclusion zones are used and careful consideration of how the ‘dogs on a lead’ restrictions are worded and presented. The thorough and considered response from an organisation with expertise in this field is very welcomed and will be considered as part of the next stages of work, prior to presentation of final proposals for decision.

A few of the 16 written consultation responses (see extracts above) touched on equality, social inclusion and health (a needs assessment was shared as part of the consultation). A specific question was included within the survey; it read ‘Shropshire Council has undertaken an Equality, Social Inclusion and Health Impact Assessment (ESHIA) and will be updating this after the consultation. If you have any comments on diversity, equality or social impact that you would like use to consider please describe them below.’ There were 97 comments, and these are summarised in **Table 5**.

**Table 5 Comments on diversity, equality or social impact**

Theme	Count	%
Impact on dog owners’ mental health / ability to exercise	23	24
Nothing / Not applicable / Not needed	22	23
Need to consider mobility of elderly and disabled dog owners	13	14
Positive impact for the wider community	9	9
Impact on dogs’ health / ability to exercise	7	7
Don’t agree with the fine / too much	4	4
Waste of council money / resources	4	4
Other	14	15
<b>Total</b>	<b>96</b>	<b>100</b>

It had been anticipated that the issue of assistance dogs may feature in this section (this was briefly mentioned with comments also referring to older dog owners). **The top theme within comments when asked about diversity, equality and social impact were the impact on dog owners' mental health and ability to exercise.** 14% of comments referred to the needs of elderly and disabled dog owners.

Example comments are shown below:

- *“Dog nuisance is worse for people using walking aids, those with poor balance, and those who are blind or partially sighted.”*
- *“There is no register for all support animals. You will contravene the equality act.”*
- *“It's not impossible for people with assistance dogs to pick up after them, I'm not in favour of a blanket exclusion for assistance dogs.”*
- *“As a mobility scooter user, dog fouling on public footpaths and pavements is a hazard and difficult to remove from wheels for someone with restricted mobility.”*
- *“I have some concern over elderly dog owners who may be less able to deal with fouling because physical impairment.”*
- *“I suppose banning dogs from playgrounds would be awkward for parents to supervise their children.”*
- *“Social Impact: In order to make a PSPO the behaviour has to be having or likely to have a detrimental effect on the quality of lives of those in the locality persistent in nature and unreasonable. Does this apply to dogs on leads on highways?”*
- *“The dog walking community is very supportive of each other and can be a lifeline in rural areas so don't make it so hard for us to responsibly socialise with each other and our dogs.”*
- *“A lot of people don't get to meet or socialise due to anxiety/depression, etc. Taking their dogs to public fields is sometimes the only interaction with people they get. I have made some good friends from this.”*
- *“Clearly there is significant, growing evidence of the positive health benefits of outdoor exercise, walking in particularly for an aging population, and the mental health benefits of freedom to access the countryside - many residents chose to do this with their animal companions.”*
- *“I believe this is discriminatory to middle class responsible people, particularly pensioners, who rely on their dogs for companionship, exercise and safety in their homes, by proposing to impose draconian laws. It is also speciesism at its most ludicrous, victimising all dogs, who are the innocent victims yet again. The social impact on many of us, in not being allowed to take our dogs out with us as a matter of course, as we currently do, as they are welcome in local pubs and shops, will be huge and very restricting.”*
- *“There's a lack of dog poo bins in rural areas, even for popular walking routes. I believe this unfairly impacts those of us in rural areas over those in urban areas.”*
- *“In this proposal the council is prejudicing dog owners this is not equality.”*
- *“Equal rights for cat and dog owners because you only focus on dog owners.”*

The comments highlight that there were some very diverse comments on the issue of equality, and this extended to questions over why dog owners were faced with restrictions versus cat owners.

The last question within the survey was an open comment box for any further comments. There were 163 comments made and these are summarised in **Table 6** with example comments to illustrate the themes shown below.

**Table 6 Other comments**

Theme	No	%
Need to ensure enforcement / resources to enforce	37	23
Scheme will not work / Waste of public money and resources	28	17
Need additional dog poo bins / availability of bags	19	12
Availability of places to exercise dogs	16	10
Additional training and information for owners	11	7
General agreement on the proposals	18	11
General disagreement on the proposals	11	7
Other	23	14
<b>Total</b>	<b>163</b>	<b>100</b>

**Example comments:**

- *“How will this be policed?”*
- *“Do not outsource the role of enforcement to contractors who would be rewarded on evidencing enforcement. Direct employment and ‘least enforcement’ principles are important if this is implemented.”*
- *“I think a public information campaign with radio discussions and talks in schools to young people would help. Lots more signage. And above all ENFORCEMENT of fines.”*
- *“I strongly hope that the proposed Public Spaces Protection Order is successful and does not become bogged down for years.”*
- *“More people will take their dogs to shelters, as they can't walk them what they need, if dogs can't be let loose to socialise and play.”*
- *“This is a rural area, farming and hunting are part of the area and provide much employment. Consideration MUST be given to this community.”*
- *“Shropshire Council need to focus on better things to spend our money and time! Ban irresponsible owners but don't penalise the majority who are mindful.”*
- *“The proposal suggests a 1-meter dog lead for dogs by highways. The shortest leads I own are 1.25 meters and 1.7 meters in length. This proposal is unreasonable.”*
- *“Businesses are wooing dog owners to come into pubs/restaurants/shops with their dogs. A climate is being created where dog owners assume that everyone loves their dog and they are welcome everywhere off the lead. It would be good to get clear messaging from the council that dogs have to be kept under control and not everyone loves dogs.”*
- *“Please clarify the proposal around fouling. Is it no longer allowed anywhere even if cleaned up? If so, that's not going to work. Might want to give it some more thought!”*
- *“More poo bins, to prevent people just throwing bagged poo in hedges and these need to be emptied regularly.”*

Overall, many of the same themes featured in the open comment section of the survey as highlighted elsewhere within survey comments and referred to within the 16 written consultation responses. The overall themes from the feedback and key findings are summarised within the next, and last, section of this report.

## 5 Summary and Conclusions

The public consultation on the proposed Public Spaces Protection Order (PSPO) for dog fouling and control in Shropshire ran from 26 October 2023 to 21 December 2023 and gathered views from a range of stakeholders and key partners, as well as the general public. The PSPO is intended to address the issues of dog fouling and nuisance in public spaces, which have been reported to the Dog Warden Service as having a detrimental effect on the quality of life of those in the locality. The PSPO would create a framework to replace or update existing public space restrictions and enable the enforcement of the following prohibited actions:

- Allowing dog fouling in the public area.
- Failure to appropriately remove and dispose of dog waste if a dog has been allowed to foul.
- Dog exclusion from play areas, equipped and fenced sports areas.
- Dogs on leads by direction.
- Dogs on leads on the highway.

The consultation survey was completed by 577 respondents (561 survey respondents and 16 written responses were received). The survey results showed that there was majority support for all five elements of the proposed PSPO, with the highest level of agreement for dogs on lead by direction and dogs on leads on the highway.

63% of survey respondents supported the overall proposals, while 28% opposed them. The main reasons for support were the perceived benefits of a cleaner and safer environment, the reduction of dog nuisance and threat, and the promotion of responsible pet ownership. The main reasons for opposition were the concerns about the impact on dog owners' mental and physical health, the availability of places to exercise dogs, the fairness and enforceability of the fines, and the need to focus on irresponsible owners rather than all dog owners.

The written responses were more mixed, with eight opposing the proposals, two having mixed views, five supporting them, and one being neutral. The written responses raised similar issues as the survey comments, but also highlighted some specific concerns about the definition and scope of the PSPO, the impact on working and hunting dogs, the potential or perceived contravention of the Equality Act and the Human Rights Act, and the need for more clarity on the proposals.

The feedback from the consultation will inform the policy recommendations to be presented to Cabinet for final approval of the PSPO in February 2024. The feedback will also be used to update the Equality, Social Inclusion and Health Impact Assessment (ESHIA) and to consider any suggestions or alternative proposals that have been put forward by respondents. The Dog Warden Service will also review the communication and enforcement strategies for the PSPO, considering the views and experiences of the stakeholders and the public.

**January 2024**

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

Shropshire Council Lead Department: Dog Warden Service, Infrastructure, Place



**Shropshire**  
Council

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## **Shropshire Council**

### **Anti-Social Behaviour, Crime and Policing Act 2014**

#### **Part 4 Section 59**

#### **COUNTY OF SHROPSHIRE DOG CONTROL PUBLIC SPACE PROTECTION ORDER 2023**

Shropshire Council (herein this Order called “the Authority”) 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. For the purpose of this Order, public areas shall include the doorway or alcove of any premises or any other outdoor location to which the public would normally have free access.
2. The Authority is satisfied on reasonable grounds that the following conditions are met:
  - (i) The activities described below are carried out in a public place within the Authority’s areas and are having a detrimental effect on the quality of life of those in the locality, and that:
  - (ii) The effect, or likely effect of the activities
    - a) Is, or likely to be of a persistent nature;
    - b) Is, or is likely to be such as to make activities unreasonable; and;
    - c) Justifies the restrictions imposed by the Order.
    - d) An Authorised Officer includes a Police Constable, Police Community Support Officer (PCSO), an Authorised Officer of the Authority or any person authorised by the Authority.
3. The Authority has considered the rights and freedoms set out in the European Convention of Human Rights and it has been concluded that these restrictions imposed by this Order are lawful, necessary, and proportionate.
4. In addition to the Authority’s powers under Section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 (The Act”) and having regard to section 72 of The Act, the Authority hereby makes the following Order.

## **The Activities**

5. The Activities to which this order relate are:
  - 5.1 Dog fouling and subsequent removal of dog faeces; and
  - 5.2 The walking of dogs in specified areas of Shropshire.

## **Requirement of this Order**

6. Any person in charge of a dog in any public place within the area of Shropshire must immediately clean up and remove any faeces, which has been deposited by the dog and it be disposed of accordingly, by being bagged and taken away or put into a public litter or dog waste bin.
7. Any person in charge of a dog in any public place within the area of Shropshire must comply with any request from any Authorised Officer of Shropshire Council, a Police Officer, or Police Community Support Officer to clean up and remove any dog faeces deposited by the dog where they have failed to do so. The dog faeces must be disposed of accordingly, by being bagged and taken away or put into a public litter or dog waste bin.

## **Exclusion of dogs in specified areas**

8. A person or persons in charge of a dog is prohibited from allowing the dog to enter fenced/enclosed areas within the County of Shropshire, which is signed at the entrance(s) as 'dog exclusion zone' (whether the sign uses those particular words or words and/or symbols having like effect).
9. A person or persons in charge of a dog is prohibited from allowing the dog to enter any enclosed public children's play area, playground or similar enclosed area situated within the County of Shropshire. This will include play areas owned by Parish and Town Councils, which is signed at the entrance(s) as 'dog exclusion zone' (whether the sign uses those particular words or words and/or symbols having like effect).

## **Further obligations of this order**

10. A person or persons in charge of a dog must comply with a direction given to them by a Police Officer, Police Community Support Officer, or an Authorised Officer of Shropshire Council to put and keep the dog on a lead, unless:
  - a) They have reasonable excuse for failing to do so; or
  - b) The owner or other person or authority having control of the land has consented.

### **Dogs off a lead on a Highway**

11. A person or persons in charge of a dog must keep a dog on a lead no longer than (1 metre in length) on a Highway.
12. A person or persons in charge of a dog must comply with a direction given to them by a Police Officer, Police Community Support Officer, or an Authorised Officer of Shropshire Council, unless:
  - a) They have reasonable excuse for failing to do so; or
  - b) The owner or other person or authority having control of the land has consented.

### **Exemption from the Order**

13. Nothing in this Order shall apply to a person who:
  - a) Is registered as a blind person in a register compiled under section 29 of the National Assistance Act 1948; or
  - b) Has a disability which affects their mobility, manual dexterity, physical co-ordination, or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a prescribed charity upon which they rely for assistance.
  - c) If the dog is a working dog, including dogs that are being used for work in connection with emergency search and rescue, herding or shepherding animals, law enforcement and the work of the armed forces. These exemptions will only apply whilst the dog is working.

### **Duration**

14. The Order shall take effect from (INSERT DATE) and has effect for three years subject to any variation or extension of the Order.

### **Interpretation**

15. For the purpose of this Order:
  - a. A public space includes any place to which the public or any section of the public has access, on payment or otherwise, as a right or by virtue of an express or implied permission, for example a public highway/footpath, a park, a playing field.
  - b. The area of the County of Shropshire is shown as the area shaded (COLOUR) in the Map at Schedule 1.
  - c. A person who habitually has a dog in their possession shall be taken to be in charge of the dog at any time unless at that time, another person is in charge of the dog.

- d. Placing the bagged dog faeces in a receptacle provided for that purpose in the area shall be sufficient removal from the land.
- e. Claiming to be unaware of the dog defecation (whether by reason of not being in the vicinity or otherwise) or not having the means to remove the faeces shall not be a reasonable excuse for failing to remove the faeces.
- f. Agency, or contractor, an Authorised Officer of Shropshire Council means an employee, partnership of Shropshire Council, who is authorised for the purpose of giving directions under this Order.
- g. Each of the following is a “Prescribed Charity” for the purposes of the exemptions under this Order:
  - (i) Hearing Dogs for Deaf People (registered charity number: 293358)
  - (ii) Dogs for the Disabled (registered charity number: 700454)
  - (iii) Support Dogs (registered charity number: 1088281)
  - (iv) Canine Partners for Independence (registered charity number: 803680)
  - (v) Assistance Dogs UK (registered charity number: 1092960)
  - (vi) Guide Dogs (registered charity number: 209617)
  - (vii) The Kennel Club Charitable Trust (registered charity number: 327802)
  - (viii) Dogs Trust (registered charity number: 227523)

### **Penalty**

- 16. Failure without reasonable excuse to comply with the prohibitions or requirements imposed by this Order is an offence under Section 67 of this Act. A person guilty of an offence under section 67 of this Act is liable upon conviction in a Magistrates Court to a fine not exceeding level 3 on the standard scale (not exceeding £1000.00) or a fixed penalty notice not exceeding £100.00.

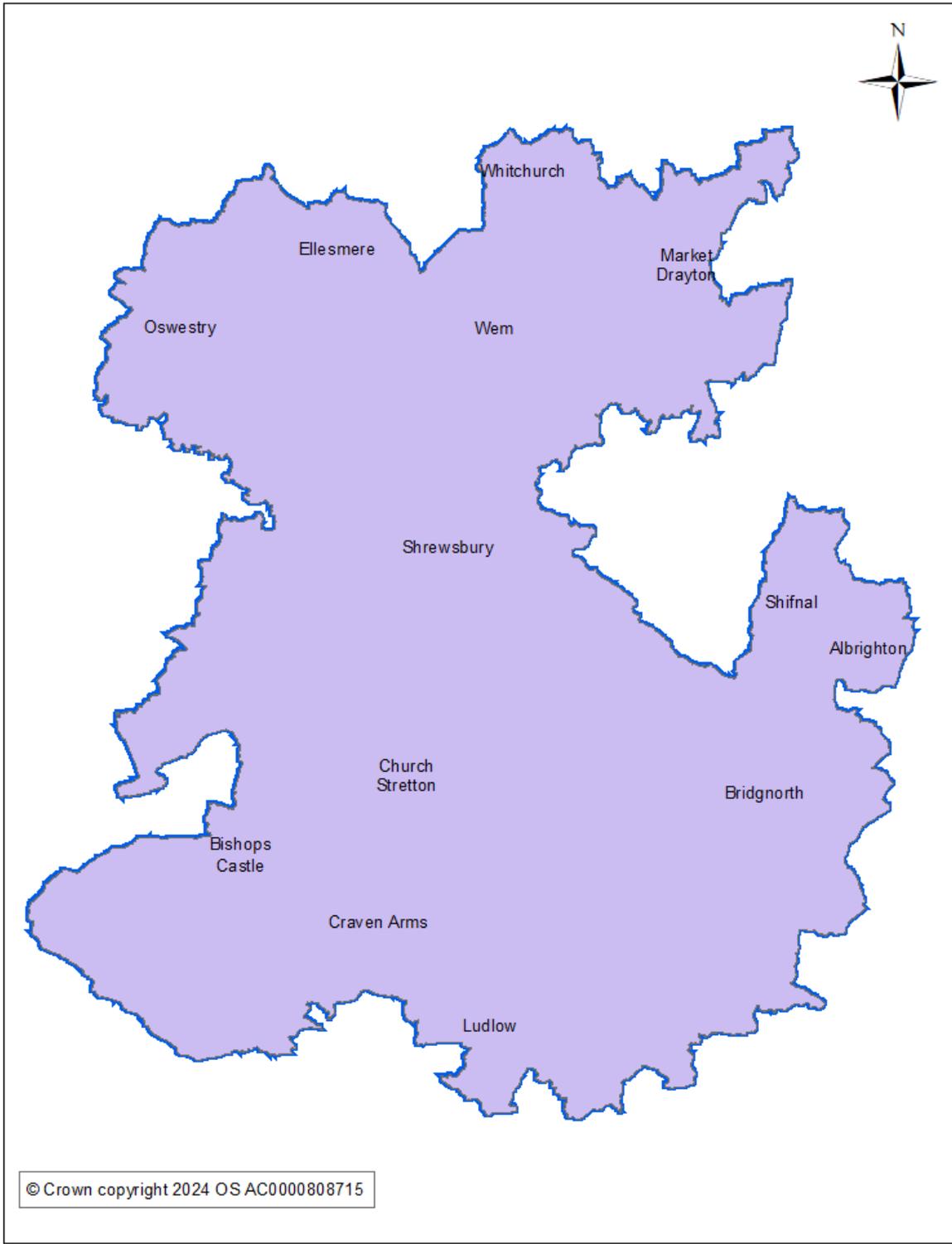
### **Appeal**

- 17. If a person wishes to challenge the validity of the Order on the grounds that Shropshire Council has no powers to make the Order and that any requirement of the Act has not been complied with, in relation to the Order being made, they may apply to the High Court to challenge within six weeks from the date on which this Order is made.

THE COMMON SEAL of  
SHROPSHIRE COUNCIL

Was affixed hereto the

In the presence of:



**Map for Public Space Protection Order Report**

The Shirehall, Abbey Foregate,  
Shrewsbury, Shropshire, SY2 6ND

Scale : 1:375,000

## Dog fouling health risks

While many dog owners take responsibility for their activities, there is a risk to public health from the conduct of the minority who neglect to clean up dog foul.

Dog fouling is a cause for concern, it is unsightly and causes mess but also carries many health risks.

Dog faeces can include bacteria and parasites that are harmful to humans, particularly young children as their immune systems are not fully developed. Dogs can deposit roundworm eggs known as *Toxocara canis* in their faeces. If swallowed, these tiny organisms are quickly transmitted between animals and people causing illness and disease that can travel throughout the body to the brain, lungs, kidneys, liver, heart and eyes. Roundworm larva can potentially cause stomach upsets, sore throats, asthma, and, in some rare cases blindness. These eggs can remain active on the ground for many years, even after the initial dog mess has worn away. There are approximately 120 cases of *Toxocara Canis* per year in the UK, very few of which are severe.

Bacteria and parasites can spread from a pile of faeces on the bottom of shoes and even on the feet of flies and other insects, in addition to direct hand-to-mouth transmission and direct skin contact with larvae.

Other harmful diseases caused by dog fouling, include:

- **Salmonella** – The most common bacterial infection transmitted to humans from dog faeces. This can even be excreted in the faeces of healthy dogs.
- **E Coli** – This bacterium lives in the intestines of dogs. E Coli can also be life-threatening for people with compromised immune systems. Certain strains of E Coli can escape into the bloodstream.
- **Yersiniosis** – a bacterial illness that can lead to intestinal infection in people.
- **Campylobacteriosis** - This can be a life-threatening infection for people with compromised immune systems, as it spreads to the bloodstream.

There is also a risk to the environment, as dog excrement can also contaminate waterways, causing fish and other species to be killed by nutrients from the overgrowth of harmful algae and toxic weeds.

## **Public information and education campaign**

A proactive public information and education campaign, advising of health considerations, the impact of dog nuisance and the reasons for subsequent enforcement action will run on a two-year programme. We will have routine events in the Quarry in Shrewsbury and events in other market towns in Shropshire, to raise awareness. Along with information available on the Council website.

In response to public complaint, we will have pop up events, where we will have a presents and leaflet material supporting information to stimulate conversations with the public, led by the Dog Warden.

To tackle the problem of dog fouling, it is important to understand the barriers to behaviour change. It is hoped that dog owners will be motivated by awareness of the health risks caused by uncleared dog faeces.

The education campaigns carried out will aim to target all ages and communicate the dangers of toxocariasis, a disease that can result in blindness, especially in young children.

The Dog's Trust and Keep Britain Tidy run an innovative campaign 'Walk This Way' that is aimed at reducing dog fouling. Working with local Authorities, they provide, installation material needed to map dog walking routs, colourful route markers and bin stickers to encourage proper waste disposal.

As part of the consultation, The Dog's Trust have offered to work with us, which is welcomed. We will involve them actively in the campaign and encourage them to attend events when they are able to.

Below is a sample of the project material:

[Walk This Way More Info.pdf](#)

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

**A. Summary Sheet on Accountability and Actions**

<b>Name of proposed service change</b>
Public Space Protection Order, Dog constraints

<b>Name of the officer carrying out the screening</b>
Steve Holdaway

<b>Decision, review, and monitoring</b>
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Decision	Yes	No
Initial (Stage One) ESHIA Only?	✓	
Proceed to Stage Two Full ESHIA or HIA (part two) Report?		✓

*If completion of a Stage One screening assessment is an appropriate and proportionate action at this stage, please use the boxes above, and complete both part A and part B of of this template. 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.*

<b>Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations</b>
<p>Following a series of audits into the Dog Warden service and an increasing nuisance from dog fouling it has been concluded that the service can be improved with the introduction of a county wide Public Space Protection Order (PSPO). This will allow the service to take enforcement action against pet owners who allow their animals to foul pavements and public amenity spaces.</p> <p>Ahead of consultation, the overall equality impact anticipated to be positive across the nine Protected Characteristic groupings set out in the Equality Act 2010 and across the whole county, due to health and well-being benefits for everyone in the community, if there is less dog fouling as a result of this policy being implemented.</p> <p>The public feedback and overall impact on equality is generally positive across the nine Protected Characteristic groupings, due to perceptions of health and well-being benefits for everyone in the community, if there is less dog fouling as a result of this policy being implemented. As views were gained from across Shropshire, with all county settlements represented, as well as views from people in the TWC area, this indicates that some assurances may be gained that views</p>

are representative of those visiting and working in Shropshire as well as those who live here.

There is potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in particular. As with other policies in relation to the public realm, this is in terms of not only physical wellbeing but also mental well-being opportunities arising for people in these groupings to feel safer when outdoors for health benefits, education, work, or leisure, or simply walking to their local shops and amenities. 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 pavements that can be navigated safely by them and their carers, and that are clear of detritus and dog faeces. This is also reflected in the consultation responses, in which there was representation of views across age groups and across those with disabilities and those with caring responsibilities.

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. The presence of dog fouling, which may be allied to fear around dogs, can cause distress for some children and young people with attachment disorders, and overstimulation for some people with autism.

There are specific positive impacts anticipated for children under five, and therefore, for all those associated with caring for this grouping, bringing in the groupings of Pregnancy and Maternity and Sex.

The overall impact on carers is likely to be positive. With the control in place in some public open spaces, the caring of an individual may be made easier, especially children, adults with learning disabilities, and people with visual and/or physical disabilities.

The consultation report highlights that 81 responses were from unpaid carers and 82 respondents said that they had limiting long term illnesses. These numbers should mean that a range of people with different levels of mobility and caring status are represented in the survey sample.

Mitigation of negative impacts is also anticipated to be necessary, as for some groupings, removing dog fouling presents as a challenge. These are the groupings of Age, Disability, Pregnancy and Maternity, and people in these and other groupings who have caring responsibilities, for the following reasons.

Age:

Older people (over 65 years) may have physical limitations and impairment of reduced mobility and dexterity, causing an inability to remove dog fouling.

Disability:

People within this grouping who have a physical disability may find it difficult to remove dog fouling, due to physical impairment. Wheelchair users and mobility scooter users could be particularly affected by dog fouling on streets and pathways, due either to difficulty picking up dog faeces if it has been caused by their own dog, or to difficulty dealing with dog fouling that they encounter which may go onto the wheels of their wheelchair or mobility scooter.

People within this grouping who have a cognitive disability either may not understand the concepts around the restrictions that are proposed, or may not be able to carry out the task of picking up dog faeces caused by their dog and disposing of it appropriately.

Pregnancy and maternity:

Individuals within this grouping could find themselves less physically able to remove dog fouling.

Additionally, the initial introduction of the PSPO, if this proceeds, could without mitigation have a negative impact for those in the grouping of Race, where there may be dog owners with limited understanding of English.

**Actions to mitigate negative impact or enhance positive impact of the service change in terms of health and wellbeing considerations**

The grouping for whom there are positive health and well-being impacts is Age, specifically children under 5 but also children who are being encouraged to walk to school or to leisure activities and are put off from doing so due to dog fouling. For the grouping of Disability, there may also be particular distress for those with neurodiverse conditions or attachment disorder, for whom the presence of dog fouling can cause visible and physical distress.

There will be less potential for children (under 5) to be harmed by un-cleared faeces or distressed by coming into contact with it. If personal hygiene has not fully developed, young children are most likely to be exposed to dog foul through their outdoor play activities and possible health consequences.

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

The PSPO Exempts assistance dogs in certain circumstances.

People with specific characteristics will be exempt from complying with relevant restrictions. A registered blind person or a person who owns a dog trained by a charity to assist a person with a mobility, manual dexterity, or deafness impairment should be exempt from the PSPO.

Where there may not be adequate understanding of written English used on signage, the Council could use internationally recognised symbols with simple, clear font of a suitable and appropriate size, to mitigate against this communication challenge. Given that there were low responses from people who

were not White (British, Irish, Welsh) further engagement is warranted with people whose first language is not English and who may not therefore be aware of changes if approved.

Where a penalty notice is served, there may also be insufficient or inadequate understanding of the content of the penalty.

In order to mitigate negative impact or enhance positive impact, the Council will ensure that all officers involved in enforcement activities are familiar with requirements of the PSPO. Officers will be trained in Conflict resolution. They will be suitably trained in dealing with vulnerable people and/or disabilities and understand when discretion should be applied to achieve fair and consistent outcomes.

### **Associated ESHIAs**

ESHIA's in relation to PSPOs have been carried out for Shrewsbury Town Centre, whilst ESHIA's in relation to the public realm have been carried out for a number of Shrewsbury regeneration initiatives, and for the Ironbridge Gorge WHS SPD.

### **Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of climate change considerations and any other impacts with regard to economic and societal implications**

#### ***Climate change***

The introduction of a county wide Public Space Protection Order to encourage responsible dog ownership is not expected to generate any direct impacts for the generation or capture of carbon emissions, the generation of renewable energy, or for adaptation to the impacts of climate change. There may be some indirect positive effects for carbon reduction if the mitigation of the existing negative impact of dog fouling leads to more extensive use of local open space.

If additional signage is needed, there will be carbon associated with the construction of the sign.

Actions to mitigate negative impact: Recommend carbon neutral signage.

#### ***Economic and societal/wider community***

The implementation of this order would mean grass from council managed sites, could be composted after it has been cut. As it will be clear from dog faeces. This will present an environmental benefit.

#### **Strategic Plan - Implications**

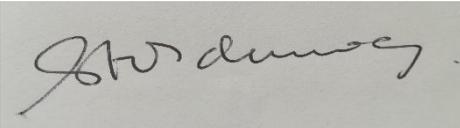
Healthy Living – supporting residents to take responsibility for their dogs and the health of others, and preventing ill health

Healthy Economy – ensuring that Shropshire is a healthy destination for tourists

Healthy Environment – enabling safer communities by reducing anti-social behaviours and risk of harm from stray dogs

Healthy Organisation – ensuring Shropshire’s internal capacity and capability is complemented effectively and that internal resources are organised efficiently and effectively to take the necessary enforcement to encourage responsible behaviour.

**Scrutiny at Stage One screening stage**

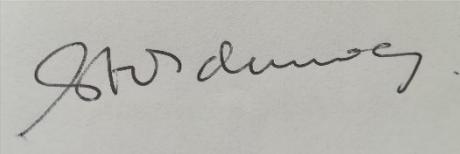
<b>People involved</b>	<b>Signatures</b>	<b>Date</b>
<i>Lead officer for the proposed service change – Andy Wilde</i>		12 <sup>th</sup> February 2024
<i>Officer carrying out the screening – Steve Holdaway</i>		12 <sup>th</sup> February 2024
<i>Any other internal service area support* - Laura Howells</i>		12 <sup>th</sup> February 2024
<i>Any external support**</i> <b>Mrs Lois Dale</b> <b>P&amp;R Specialist for Rurality and Equalities</b>		9 <sup>th</sup> February 2024

*\*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 Stage One screening stage**

<b>Name</b>	<b>Signatures</b>	<b>Date</b>
<i>Lead officer’s name - Andy Wilde</i>		12 <sup>th</sup> February 2024

<p>Service manager's name – Steve Holdaway</p>		<p>12<sup>th</sup> February 2024</p>

*\*This may either be the Head of Service or the lead office*

## **B. Detailed Screening Assessment**

### **Aims of the service change and description**

The purpose of this report is to seek Cabinet Approval for Public Space Protection Order for Shropshire to control dog fouling and to help control the risk of harm from stray dogs, following on from a period of public consultation.

Following a series of audits into the Dog Warden service and an increasing nuisance from dog fouling it has been concluded that the service can be improved with the introduction of a county wide Public Space Protection Order (PSPO). This will allow the service to take enforcement action against pet owners who allow their animals to foul pavements and public amenity spaces. The report therefore seeks Cabinet approvals to consult on proposals to introduce a PSPO which will allow the issue of fixed penalty notices for dog fouling.

The Anti-Social Behaviour, Crime and Policing Act 2014 introduced Public Spaces Protection Orders (PSPOs) 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 make a PSPO...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.

It has been concluded that both a public information campaign together with enforcement is likely to achieve the best results in terms of encouraging pet owners to act responsibly. This will help to protect those members of the public who use the Council's open recreation areas and their health from the adverse effects of dog nuisance.

The service development will enhance the Dog Warden service and provide strategic direction for the control of dogs and enforcement of nuisance behaviours

The conclusions reached are also considered to be ones that will best meet the themed aspirations of the Strategic Plan and align the service with the Plan.

### **Intended audiences and target groups for the service change**

The intended audiences and target groups are:

- All those who live in, work in or visit the county, so that they are aware of the proposals and have opportunity to respond to consultation.
- Dog owners, to act more responsibly and to make sure the public space they use remains safe.
- Town Councils and Parish Councils as they have interest and concerns on dog fouling.

We will also continue to engage with other statutory bodies, eg Police, to seek any concerns or experience they will have had with these types of orders in other authorities and with the Dog's Trust, whose response has been extremely valuable and helpful.

### **Evidence used for screening of the service change**

Dog fouling enquiries from April 2021 to March 2023:

<b>Month</b>	<b>Number of enquiries</b>
April 2021	28
May 2021	16
June 2021	17
July 2021	12
August 2021	10
September 2021	10
October 2021	15
November 2021	30
December 2021	16
January 2022	45
February 2022	22
March 2022	20
April 2022	21
May 2022	34
June 2022	26
July 2022	22
August 2022	16
September 2022	31
October 2022	30
November 2022	21
December 2022	18
January 2023	46
February 2023	91

March 2023	50
Total	647

The consultation report highlights the following:

Good levels of response 561 online 16 written submissions from Shropshire and surrounding areas.

The consultation report highlights that 81 responses were from unpaid carers and 82 respondents said that they had limiting long term illnesses. These numbers should mean that a range of people with different levels of mobility and caring status are represented in the survey sample.

Approx' 2/3 found the proposals clearly presented with 63% in support of the proposals.

Strong support, over 80% for public information campaign.

Good levels of support for all proposals apart from first proposed prohibition for allowing dogs to foul, the offence supported was for not picking up and disposal.

Concerns raised included:-

Impact on owners mental and physical health

Availability of space to exercise dogs (animal welfare)

Fairness and enforceability of fines

Need to focus on irresponsible owners

Failure not to enforce or follow up reports

Highest level of agreement was dog on leads by direction and failure to remove and dispose of waste (to create an improved environment)

Other comments raised:-

Exemptions for working dogs

Availability of bins and bags

Dog's Trust detailed response - Key Take Aways

Adequate provision of disposal points

Rigorous enforcement

Exclusion areas to be kept to a minimum and to enclosed areas

Open sport areas should be excluded so animals can exercise freely and for animal health reasons

Support for dogs on leads by direction.

Adequate signing for exclusion and dog free areas

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

The Dog Warden service was authorised to undertake the consultation, with the results of an eight-week consultation now brought back to Cabinet for further

consideration and if required amendment.

Publicity materials are being produced to raise awareness with the public about the reasons for the initiative and introduction of PSPO to encourage responsible dog ownership.

These materials are to be presented to Cabinet when the consultation results are considered and to be introduced in advance of making the PSPO.

Details of specific consultation materials are contained in Appendix B of the Cabinet Report 18<sup>th</sup> October 2023 – Public Space Protection Order, Dog Constraints 06092023 – 1407

The full consultation report is included as a separate appendix to the Cabinet report for March 2024

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

*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.*

<b>Protected Characteristic groupings and other groupings in Shropshire</b>	<b>High negative impact <i>Stage Two ESHIA required</i></b>	<b>High positive impact <i>Stage One ESHIA required</i></b>	<b>Medium positive or negative impact <i>Stage One ESHIA required</i></b>	<b>Low positive, negative, or neutral impact (please specify) <i>Stage One ESHIA required.</i></b>
<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 a disability)			Medium positive	
<u>Disability</u> (please include cancer; HIV/AIDS; learning disabilities; mental health conditions and syndromes; multiple sclerosis; neurodiverse conditions such as autism; hidden disabilities such as Crohn's disease; physical and/or sensory disabilities or impairments)			Medium positive	
<u>Gender re-assignment</u> (please include associated aspects: safety, caring)				Low positive

responsibility, potential for bullying and harassment)				
<b><u>Marriage and Civil Partnership</u></b> (please include associated aspects: caring responsibility, potential for bullying and harassment)				Low positive
<b><u>Pregnancy and Maternity</u></b> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Medium positive	
<b><u>Race</u></b> (please include ethnicity, nationality, culture, language, Gypsy, Roma, Traveller)				Low positive
<b><u>Religion or belief</u></b> (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Veganism, Zoroastrianism, and any others)				Low positive
<b><u>Sex</u></b> (this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Medium positive	
<b><u>Sexual Orientation</u></b> (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				Low positive
<b><u>Other: Social Inclusion</u></b> (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; and 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.*

<b>Health and wellbeing: individuals and communities in Shropshire</b>	<b>High negative impact</b> <i>Part Two HIA required</i>	<b>High positive impact</b>	<b>Medium positive or negative impact</b>	<b>Low positive negative or neutral impact</b> (please specify)
<p><b>Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing?</b></p> <p>For example, would it cause ill health, affecting social inclusion, independence and participation?</p> <p>.</p>		X		
<p><b>Will the proposal <i>indirectly impact</i> an individual's ability to improve their own health and wellbeing?</b></p> <p>For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?</p> <p>.</p>		X		
<p><b>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</b></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>			X Positive	
<p><b>Will there be a likely change in <i>demand</i> for or access to health and social care services?</b></p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p> <p>.</p>			X Positive	

## **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, a Stage One 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 Stage One 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 monitor and 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.

There are nine Protected Characteristic groupings defined in the Equality Act 2010. The full list of groupings is: Age; Disability; Gender Reassignment; Marriage and Civil Partnership; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation.

There is also intersectionality between these. Eg a young person with a disability would be in the groupings of Age and Disability, and if they described themselves as having a faith they would then also be in the grouping of Religion or Belief.

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.

For the individuals and groupings who may be affected, ask yourself what impact do you think is likely and what actions will you currently anticipate taking, to mitigate or enhance likely impact of the service change? If you are reducing a service, for example, there may be further use you could make of awareness raising through social media and other channels to reach more people who may be affected.

Social inclusion is then the wider additional category we use in Shropshire, in order to help us to go beyond the equality legislation in also considering impacts for individuals and households with regard to the circumstances in which they may find themselves across their life stages. This could be households on low incomes, or households facing challenges in accessing services, such as households in rural areas, and veterans and serving members of the armed forces and their families, or people that we might consider to be vulnerable, such as young people leaving care or refugee families.

Please note that the armed forces are now a grouping to whom we are required to give due regard under new Armed Forces legislation, although in practice we have been doing so for a number of years now.

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 behavior, 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 behavior 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 which 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 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 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 wellbeing.

## **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 wellbeing 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 advice: please contact***

***Lois Dale via email [lois.dale@shropshire.gov.uk](mailto:lois.dale@shropshire.gov.uk), or***

***Sue Lloyd via email [susan.lloyd@shropshire.gov.uk](mailto:susan.lloyd@shropshire.gov.uk)***

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## **Who we have consulted with:**

- Members of the public
- Elected Members

### **Towns and Parish Councils:**

- Abdon and Heath Parish Council
- Acton Burnell, Frodesley, Pitchford, Ruckley and Langley Parish Council
- Adderley Parish Council
- Alberbury with Cardeston Parish Council
- Albrighton Parish Council
- All Stretton, Smethcott and Woolstaston Parish Council
- Alveley and Romsley Parish Council
- Ashford Carbonel Parish Council
- Astley Abbotts Parish Council
- Astley Parish Council
- Aston Botterell, Burwarton and Cleobury North Parish Council
- Atcham Parish Council
- Badger Parish Council
- Barrow Parish Council
- Baschurch Parish Council
- Bayston Hill Parish Council
- Beckbury Parish Council
- Bedstone and Bucknell Parish Council
- Berrington Parish Council
- Bettws-y-Crwyn Parish Council
- Bicton Parish Council
- Billingsley, Deuxhill, Glazeley and Middleton Scriven Parish Council
- Bishop's Castle Town Council
- Bitterley Parish Council
- Bomere Heath and District Parish Council
- Boningale Parish Council
- Bridgnorth Town Council
- Bromfield Parish Council
- Broseley Town Council
- Buildwas Parish Council
- Burford Parish Council
- Cardington Parish Council
- Caynham Parish Council
- Chelmarsh Parish Council
- Cheswardine Parish Council
- Chetton Parish Council
- Childs Ercall Parish Council
- Chirbury with Brompton Parish Council
- Church Preen, Hughley and Kenley Parish Council
- Church Pulverbatch Parish Council

- Church Stretton Town Council
- Claverley Parish Council
- Clee St Margaret Parish Council
- Cleobury Mortimer Town Council
- Clive Parish Council
- Clun Town Council with Chapel Lawn
- Clunbury Parish Council
- Clungunford Parish Council
- Cockshutt-cum Petton Parish Council
- Condover Parish Council
- Coreley Parish Council
- Cound Parish Council
- Craven Arms Town Council
- Cressage, Harley and Sheinton Parish Council
- Culmington Parish Council
- Diddlebury Parish Council
- Ditton Priors Parish Council
- Donington with Boscobel Parish Council
- Eardington Parish Council
- Easthope, Shipton and Stanton Long Parish Council
- Eaton-under-Heywood and Hope Bowdler Parish Council
- Edgton Parish Meeting
- Ellesmere Rural Parish Council
- Ellesmere Town Council
- Farlow Parish Council
- Ford Parish Council
- Great Hanwood Parish Council
- Great Ness and Little Ness Parish Council
- Grinshill Parish Council
- Hadnall Parish Council
- Highley Parish Council
- Hinstock Parish Council
- Hodnet Parish Council
- Hopesay Parish Council
- Hopton Cangeford and Stoke St Milborough Parish Council
- Hopton Wafers Parish Council
- Hordley Parish Council
- Ightfield Parish Council
- Kemberton Parish Council
- Kinlet Parish Council
- Kinnerley Parish Council
- Knockin Parish Council
- Leebotwood and Longnor Parish Council
- Leighton and Eaton Constantine Parish Council
- Llanfairwaterdine Parish Council
- Llanyblodwel Parish Council
- Llanymynech and Pant

- Longden Parish Council
- Loppington Parish Council
- Ludford Parish Council
- Ludlow Town Council
- Lydbury North Parish Council
- Mainstone with Colebatch Parish Council
- Market Drayton Town Council
- Melverley Parish Council
- Milson and Neen Sollars Parish Council
- Minsterley Parish Council
- Montford Parish Council
- Moreton Corbet and Lee Brockhurst Parish Council
- Moreton Saye Parish Council
- Morville, Acton Round, Aston Eyre, Monkhopton and Upton Cressett Parish Council
- Much Wenlock Town Council
- Munslow Parish Council
- Myddle, Broughton and Harmer Hill Parish Council
- Myndtown, Norbury, Ratlinghope and Wentnor Parish Council
- Nash Parish Council
- Neen Savage Parish Council
- Newcastle on Clun Parish Council
- Norton in Hales Parish Council
- Onibury Parish Council
- Oswestry Rural Parish Council
- Oswestry Town Council
- Pontesbury Parish Council
- Prees Parish Council
- Quatt Malvern Parish Council
- Richards Castle Parish Council
- Rushbury Parish Council
- Ruyton-XI-Towns Parish Council
- Ryton and Grindle Parish Council
- Selattyn & Gobowen Parish Council
- Shawbury Parish Council
- Sheriffhales Parish Council
- Shifnal Town Council
- Shrewsbury Town Council
- St Martins Parish Council
- Stanton Lacy Parish Council
- Stanton upon Hine Heath Parish Council
- Stockton Parish Council
- Stoke upon Tern Parish Council
- Stottesdon and Sidbury Parish Council
- Sutton Maddock Parish Council
- Sutton upon Tern Parish Council
- Tasley Parish Council
- Tong Parish Council

- Uffington Parish Council
- Upton Magna Parish Council
- Welshampton and Lyneal Parish Council
- Wem Rural Parish Council
- Wem Town Council
- West Felton Parish Council
- Westbury Parish Council
- Weston Rhyn Parish Council
- Weston under Redcastle Parish Council
- Wheathill Parish Council
- Whitchurch Rural Parish Council
- Whitchurch Town Council
- Whittington Parish Council
- Whixall Parish Council
- Wistanstow Parish Council
- Withington Parish Council
- Woore Parish Council
- Worfield and Rudge Parish Council
- Worthen with Shelve Parish Council
- Wroxeter and Uppington Parish Council

- West Merica Police
- Police and Crime Commissioner
- The Dogs Trust
- RSPCA

**Local Businesses:**

- Hilbrae Dogs Home
- Acorn Kennels



**Committee and Date**  
**Cabinet**  
**17 April 24**

Item

Public



## Local Plan – Additional Material for Examination in Public

<b>Responsible Officer:</b>	Mark Barrow		
email:	<a href="mailto:Mark.barrow@shropshire.gov.uk">Mark.barrow@shropshire.gov.uk</a>	Tel:	01743 258919
<b>Cabinet Member (Portfolio Holder):</b>	Cllr Chris Schofield		

### 1. Synopsis

This report seeks Cabinet approval to submit and consult upon 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, and for this material to be subject to a public consultation in line with the expectation of the government appointed planning inspectors.
- 2.2. In July 2023, Cabinet agreed a range of new material to be submitted to the Local Plan Examination. Subsequently, the Council and the Planning Inspectorate received a CPR54 Pre-Action Protocol letter from a third-party objector to the Plan which argued the additional material was unlawful. In taking account of these issues, the examining Inspectors raised some soundness issues with some parts of the additional material. It should be noted that issues of soundness are capable of being remedied through the Examination process.
- 2.3. Following a further exchange of correspondence with the Inspectors, revised additional material has now been prepared. This has included the assessment of

revised options for informing the overall level of housing and employment requirements over the plan period. This additional material is captured in the following documents:

1. Sustainability Appraisal Report (April 2024) – Appendix 2
2. Housing and Employment Topic Paper (April 2024) – Appendix 3
3. Green Belt Topic Paper (April 2024) – Appendix 4

2.4. It is recommended that Cabinet agree Appendices 2, 3, and 4 to be submitted to the Local Plan Examination and for these documents to be subject to public consultation. The following documents also respond to the Inspectors Interim Findings and have already received approval by Cabinet on 19<sup>th</sup> July 2023 (Background Paper 2) and are therefore not part of this recommendation:

1. Draft DP Policy: Housing Provision for Older People and those with Disabilities and Special needs;
2. Updated Schedule of Main Modifications June 2023

2.5. This new information (appendices 2-4) 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 needs to propose an upward adjustment to its currently submitted housing and employment requirements, and how this is proposed to be delivered.

2.6. The proposals are included in Appendix 3 Housing and Employment Topic Paper and recommend that the Council continue its strategy of planning for 'high' growth for both housing and employment delivery, plus continuing to seek to deliver contributions to the Black Country, agreed through the legal Duty to Cooperate process and previously agreed by Cabinet and full Council. As such it is proposed that the housing requirement is to be increased by 500 dwellings to a total of 31,300 dwellings over the course of the Plan period, and that the employment requirement is proposed to be increased by 20 hectares to a total of 320 hectares over the course of the Plan period.

2.7. In accommodating this proposed uplift, a number of options have been considered and subject to further Sustainability Appraisal; a process documented in Appendices 2 and 3 to this report. It is considered that due to the significant windfall opportunities available, and taking into account significant existing land supply for both housing and employment, there is no requirement for the Plan to allocate additional land to accommodate this uplift.

### 3. Recommendations

3.1 That Cabinet agree the Appendices 2-4 of this report to be submitted to the Local Plan Examination and for these documents to be subject to public consultation in line with the Council's Statement of Community Involvement (SCI).

3.2 That Cabinet agree that ahead of the public consultation any minor editorial changes to these documents are delegated to the Executive Director of Place in consultation with the Portfolio Holder for Planning and Regulatory Services.

# 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; during its 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 who examine the Plan. 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. These costs were planned and reserves ringfenced for this purpose. 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 master-planning 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 (Dec 2023) 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 July 2022 and January 2023 Stage 1 hearing sessions into the Local Plan were held, focussing on legal compliance and strategic policy matters. In February 2023 the Inspectors provided their Interim Findings which confirmed the Council had complied with the legal Duty to Cooperate (DtC) and therefore the examination could continue. However, there were a number of matters the Inspectors sought further material on.
- 7.5. The purpose of this report is therefore to seek Cabinet approval for the submission of additional material to the Local Plan Examination in Public, and for this material to be subject to a public consultation in line with the expectation of the government appointed planning inspectors.
- 7.6. In July 2023, Cabinet agreed a range of new material to be submitted to the Local Plan Examination. In August 2023, the Council and the Planning Inspectorate received a CPR Part 54 Pre-Action Protocol letter (PAPL) from a third party objector to the Plan which argued that the resumption of the Examination based upon this new material would be unlawful. In October, the Inspectors sent a letter to the Council responding to the PAPL indicating they had some soundness

concerns about some aspects of the Council's additional information. This meant the Examination could not proceed as hoped at that time.

- 7.7. It should be noted there are important distinctions between issues of 'soundness' and issues of legal compliance in the context of examining Local Plans. Put simply, issues of soundness are capable of being resolved through the Examination process either through the provision of new evidence and/or modifications to the Plan. It was therefore encouraging that whilst raising issues of 'soundness' the Inspectors were indicating these issues were capable of being resolved.
- 7.8. To understand further the Inspector's soundness concerns, in November the Council sought clarification on a number of points raised by the Inspectors. The Inspectors responded in January 2024; this is included as Appendix 1 to this report and is referred to as ID37. It is considered that the Inspector's letter ID37 provides a clear summary of their expectations for additional work in order to progress the Examination positively. This has allowed officers to proceed with some confidence that we are preparing the necessary material.
- 7.9. A key issue where the Inspectors have required further work concerned the manner in which the proposed contribution to the forecast unmet need in the Black Country had been incorporated into Shropshire's housing and employment requirements. By way of recap, during the plan preparation process and as an important part of the legal Duty to Cooperate, the Council has agreed to meet 1500 dwellings and 30ha of employment land from the Black Country to support their forecast under delivery.
- 7.10. The additional SA material prepared and agreed by Cabinet in July 2023 assessed a number of growth options, all of which incorporated this proposed level of Black Country need. ID37 clarifies the Inspectors concerns regarding this manner in which this assessment was undertaken and how to remedy the situation to their satisfaction. In summary, the Council have been asked to provide further SA work which provides separate and distinct assessments of the impact of accepting the proposed unmet need from the Black Country whilst also assessing the County's own needs. Whilst fairly subtle in nature, it is recognised this is an important change to the manner in which the proposed unmet need is being assessed in the SA.
- 7.11. With reference to paragraph 5.7 of the Inspector's ID37, using the growth options set out in earlier stages of the plan preparation process, and applying an agreed Local Housing Need (LHN) base date at 2020 (25,894 dwellings over the plan period), the options, set out in Table 2.1, have been assessed to inform the decision on the housing requirement. The percentage uplifts applied relate to the varying degrees of growth aspiration above the county's LHN, and in doing so represent reasonable options for the Council to consider. In the submitted version of the Local Plan currently subject of the Examination, a 'high' growth option is preferred.

*Table 2.1: Options considered for housing requirement*

<b>Option</b>	<b>Local Housing Need</b>	<b>Percentage Uplift</b>	<b>Black Country Contribution</b>	<b>Housing Requirement (rounded)</b>
1a. Moderate Growth	25,894 dwellings	5% (1,295 dwellings)	0 dwellings	27,200 dwellings (1,236 dwellings per annum)
1b. Moderate Growth + BC Contribution	25,894 dwellings	5% (1,295 dwellings)	1,500 dwellings	28,700 dwellings (1,305 dwellings per annum)
2a. Significant Growth	25,894 dwellings	10% (2,589 dwellings)	0 dwellings	28,500 dwellings (1,296 dwellings per annum)
2b. Significant Growth + BC Contribution	25,894 dwellings	10% (2,589 dwellings)	1,500 dwellings	30,000 dwellings (1,364 dwellings per annum)
3a. High Growth	25,894 dwellings	15% (3,884 dwellings)	0 dwellings	29,800 dwellings (1,355 dwellings per annum)
3b. High Growth + BC Contribution	25,894 dwellings	15% (3,884 dwellings)	1,500 dwellings	31,300 dwellings (1,423 dwellings per annum)

7.12. With reference to paragraph 5.8 of the Inspectors ID38, using the growth options set out in earlier stages of the plan preparation process, and applying a baseline need of 250 hectares over the plan period (established through Council's evidence in the Economic Development Needs Assessment), the options set out in Table 2.2 have been assessed to inform the decision on employment requirement: The percentage uplifts applied relate to the varying degrees of growth aspiration above for the county's baseline employment land need, and in doing so represent reasonable options for the Council to consider. In the submitted version of the Local Plan currently subject of the Examination, a 'high' growth option is preferred.

*Table 2.2: Options considered for Employment Requirement*

<b>Option</b>	<b>Local Employment Land Need</b>	<b>Percentage Uplift</b>	<b>Black Country Contribution</b>	<b>Employment Land Requirement (rounded)</b>
1a. Productivity Growth	250ha	0%	0ha	250ha (11.5ha per annum)
1b. Productivity Growth + BC Contribution	250ha	0%	30ha	280ha dwellings (12.75ha per annum)
2a. Significant Growth	250ha	10% (25ha)	0ha	275ha (12.5ha per annum)
2b. Significant Growth + BC Contribution	250ha	10% (25ha)	30ha	300ha (14.0ha per annum)
3a. High Growth	250ha	15% (37.5ha)	0ha	290ha (13.0ha per annum)

3b. High Growth + BC Contribution	250ha	15% (37.5ha)	30ha	320ha (14.5ha per annum)
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- 7.13. Each housing and employment option has been subject to a new sustainability appraisal (SA) and clear conclusions have been reached. The full SA of these options and their conclusions can be viewed in Appendix 2 to this report.
- 7.14. Following on from the SA, and in line the Inspector's requirements, a new Housing and Employment Topic Paper has been prepared. This takes into account the conclusions of the SA process whilst also considering wider material considerations, such as deliverability. This Topic Paper is included as Appendix 3 to this report.

### Proposed Housing and Employment Requirements

- 7.15. In the submitted version of the Local Plan, the housing and employment requirements are based upon delivering a 'high' growth option for the county, with the inclusion of specific contributions for 1500 dwellings and 30 hectares of employment land towards unmet needs in the Black Country. These are currently 30,800 dwellings and 300 hectares of employment land respectively.
- 7.16. As discussed earlier, the manner in which the Black Country unmet need has been incorporated into the Shropshire requirement is central to the Inspectors concerns regarding the soundness of the Plan. However, it is notable the Inspectors have agreed that the Council's approach to identifying the housing and employment land needs of Shropshire itself is sound. In ID37 the Inspectors also note that at the earlier stages of plan preparation the Council opted for a 'high' growth option partly due to the conclusions of the SA at the time.
- 7.17. The updated SA work (Appendix 2) concludes that the 'high' growth options for Shropshire incorporating the proposed housing and employment unmet need from the Black Country (options 3b in tables 2.1 and 2.2 above) are the most sustainable options.
- 7.18. The Housing and Employment Topic Paper (Appendix 3) concludes that having taken into account the conclusions of the SA and a range of other material considerations, the 'high' growth options plus a contribution to the Black Country unmet need are the preferred requirements for the plan period.
- 7.19. Therefore it is proposed that the proposed amended housing and employment requirements over the plan period (2016-2038) are:

#### Housing Requirement

**Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs** 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 further 1,500 dwelling uplift as a contribution toward forecast unmet housing need in the Black Country.

The resultant proposed housing requirement is **31,300 dwellings** over the proposed plan period from 2016-2038. This equates to an **annual average of around 1,423 dwellings**.

### Employment Requirement

**Option 3b: High Growth plus a contribution of 30 ha towards the Black Country Authorities Unmet Housing Needs** represents around a 15% uplift on local employment needs of 250 ha over the 22 year plan period, plus a further 30 ha contribution toward forecast employment need in the Black Country. The resultant proposed requirement is **320 hectares** over the proposed plan period 2016-2038. This equates to an annual average of **14.5 hectares**

7.20. These proposals represent an increase of 500 dwellings and 20 hectares of employment land to the current requirements set out in the submitted version of the Local Plan. However, it is important to recognise that this would maintain the current strategy of 'high' growth and continue to deliver growth levels which would support a range of benefits to the county, including an increase in the delivery of affordable housing and support economic growth objectives. It is also recognised the SA does not identify any strongly negative environmental consequences for the delivery of this option. If agreed this will therefore need to be a main modification to the Plan.

### Delivering the Proposed Uplift to Housing and Employment Requirements

7.21. The SA and Topic Paper go on to consider the most appropriate means for the Plan to accommodate these proposed uplifts to the housing and employment requirements. In doing so it is particularly important to recognise that 'windfall' delivery, i.e. delivery on non-allocated sites, has been especially high in some settlements in the early part of the plan period since 2016, which has meant in some settlements the allowance for additional windfall in the remainder of the plan period to 2038 is very low. Nevertheless, it is important for the Council to assess reasonable options covering a range of potential ways to deliver additional growth.

7.22. Section 7 of the Topic Paper sets out the consideration of the options for delivering the proposed 500 dwelling uplift to housing growth and Section 15 does the same for the proposed 20ha uplift to employment land. The options considered are:

- Option 1: Increasing / utilising settlement guidelines and windfall allowances.
- Option 2: Densification of proposed site allocations.
- Option 3: Increasing the size of existing site allocations.
- Option 4: A combination of two or more of the other options.

7.23. The proposed mechanism for accommodating the proposed uplift to the housing requirement is **Option 1: Increasing Settlement Guidelines and Windfall Allowances**. This option entails identifying opportunities to increase settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements to provide additional capacity for windfall development sufficient to achieve the proposed uplift to the housing requirement.

7.24. It is considered the most appropriate settlements/sites where an increase to development guidelines is appropriate are Shrewsbury, Whitchurch and the

Former Ironbridge Power Station Site, as the anticipated windfall allowances for these settlements/sites contained in the submitted version of the Local Plan have already been exceeded. Section 7 of the Housing and Employment Topic Paper provides the full justification. It is therefore concluded the allocation of new sites to accommodate this uplift is unnecessary.

7.25. A similar approach is proposed to accommodate the proposed uplift to the employment requirement. This takes into account the significant employment land supply of around 413 hectares already or planned to be made available in Shropshire to 2038 and reflected in the proposed settlement guidelines in the draft Local Plan. It is therefore concluded the allocation of new sites or the increase of any settlement guidelines to accommodate this uplift is unnecessary.

### **Future Timeframe**

7.26. Should Cabinet approve the new material for consultation, it is expected this consultation will happen between April and June. Subject to the outcome of this, it is anticipated additional public hearing sessions to conclude the Stage 1 stage of the Examination and move into Stage 2 sessions (focussing on site allocations and Development Management policies) can happen in October and November.

## **8. Conclusions**

- 8.1. The purpose of this report is to seek Cabinet approval for the submission of additional material to the Local Plan Examination in Public, and for this material to be subject to a public consultation in line with the expectation of the government appointed planning inspectors.
- 8.2. The proposals are included in Appendix 3 Housing and Employment Topic Paper and recommend that the Council continue its strategy of planning for a 'high' growth for both housing and employment delivery, plus continuing to seek to deliver contributions to the Black Country. As such it is proposed that the housing requirement is to be increased by 500 dwellings to a total of 31,300 dwellings over the course of the Plan period, and that the employment requirement is proposed to be increased by 20 hectares to a total of 320 hectares over the course of the Plan period.
- 8.3. In accommodating this proposed uplift, it is considered that due to the significant windfall opportunities available, and taking into account significant existing land supply for both housing and employment, that there is no requirement for the Plan to allocate additional land to accommodate this uplift.

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

1. Council Report 15<sup>th</sup> July 2021: Shropshire Local Plan Review: Submission for Independent Examination
2. Cabinet Report 19th July 2023: Local Plan Examination in Public – Response to Inspectors Stage 1 Interim Findings
3. Aardvark Planning Law - CPR PART 54 AND PRE-ACTION PROTOCOL 15 August 2023

**Local Member:** All

**Appendices**

Appendix 1: Inspectors Letter ID37

Appendix 2: Shropshire Local Plan Updated Additional Sustainability Appraisal Report (April 2024)

Appendix 3: Housing and Employment Topic Paper (April 2024)

Appendix 4: Green Belt Topic Paper (April 2024)

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**ID37**

**Shropshire Council. Examination of Shropshire Local Plan 2016-2038**

**Inspectors:** Louise Crosby MA MRTPI and Nick Palmer BA (Hons) BPI MRTPI

**Programme Officer:** Kerry Trueman

Tel: 07582 310364, email: [programme.officer@shropshire.gov.uk](mailto:programme.officer@shropshire.gov.uk)

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Mr West  
Planning Policy  
Shropshire Council  
PO BOX 4826  
Shrewsbury  
SY1 9LJ

16 January 2024

Dear Mr West

**Shropshire Local Plan Examination – Request for Clarification to ID36**

Introduction

1. Thank you for your letter dated 16 November (GC41). We agree that the most effective and fair way to consider the further material that the Council has produced and any soundness concerns that we or representors may have is through further hearing sessions in due course.
2. To get to that point we need to ensure that anyone who wishes to do so has had an opportunity to comment on any new material, including anyone who did not previously submit comments at the Regulation 19 stage of the Plan making process, but now wishes to do so because of a change in the Council's evidence. This would require a full Regulation 19 type consultation. It is not an effective use of the Council's resource to do this until we are satisfied that the further work the Council has undertaken meets our requirements.
3. What we want to avoid is numerous rounds of unnecessary consultation and hearings as this is time consuming and costly. Therefore, we will aim to answer the questions set out in your letter as clearly as possible, following the same order as your letter.
4. **Unmet Needs Forecast to Arise in the Black Country**

Question 1

*Can you confirm you require further sustainability appraisal (SA) work to consider reasonable options for contributing to the unmet needs forecast to*

*arise in the Black Country, as a distinct and separate exercise to the wider SA work on housing and employment requirements? Are you satisfied with the two options identified?*

- 4.1 What the Council has not done as part of the revised SA work is to look at what the environmental impacts are of meeting some of the unmet needs of the Black Country i.e. 1500 homes and 30ha of employment land, in addition to meeting its own needs. Instead, what the revised SA does is amalgamate the Black Country's unmet needs into its own growth options and at the same time alter the growth options compared to earlier SA work. This needs to be assessed as a distinct and separate exercise. We will cover the growth options issue in other questions you have posed.

## 5. **Assessing Growth Options**

### Question 2

*Could you please advise whether GC29 constitutes an appropriate identification and consideration of the reasonable housing growth options. If not, could you please provide further information on the issues affecting the assessment in GC29 and explain the growth options you consider the Council should assess?*

- 5.1 The Plan at Policy SP2 sets out a requirement for 30,800 homes which includes a contribution of 1500 homes to meet the Black Country needs. However, the Black Country needs were not assessed as part of the earlier SA work. At the time of the earlier SA work the Council decided that the high growth option which included a 15% uplift on the housing need figure was appropriate.
- 5.2 The SA concluded, "This option more than meets evidenced housing need and offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability. It is likely to support existing services such as schools, doctor's surgeries, shops and play areas in the medium to long term and to create a balanced supply of employment land and/or more or higher value jobs. It also is likely to support new leisure, recreational and cultural activities in the medium to long term and economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency". This was the justification for this high growth option.
- 5.3 The revised SA has 5 growth options for both housing and employment land requirements. For housing this is moderate growth, significant growth, and 3 variations on high growth. The original SA has 3, moderate growth, significant growth and high growth.
- 5.4 Given the different approach to calculating the housing requirement in each SA, the easiest way to understand this issue is to compare the annual housing requirement, rather than the overall plan period amount.
- 5.5 It appears that the Council are now opting for a housing requirement of 13% over their own Local Housing Need (LHN), but incorporating the agreed Black

Country need which equates to the extra 2% approximately. It seems that the main justification for this is the latest LHN figure which shows a reduction of 8% in housing need for Shropshire from 1,177 (2020) to 1,085 (2023) homes. However, care needs to be taken in making adjustments during an examination based on the latest LHN figure as next year it may go up again.

- 5.6 If the Council wishes to reduce its own housing requirement figure then this needs to be properly tested and the conclusion justified and the Black Country unmet needs also tested separately. That way the impacts of each can be properly understood and assessed.
- 5.7 What the SA should do is test options based on the 2020 baseline with 2 extra years, but only look at the growth options tested in the original SA, so a 5, 10 and 15% uplift and look at this with the Black Country unmet needs of 1,500 homes and without it. The results of the SA should then be used to assess what is an appropriate housing requirement in the Plan. The Plan should then make clear what the housing requirement for Shropshire is and how much of the Black Country unmet needs are being accommodated in the Plan. This should be included in Policy SP2 as well as the explanatory text which will need modifying accordingly.

#### Question 3

*Could you please advise whether GC29 constitutes an appropriate identification and consideration of the employment land growth options. If not, could you please provide further information on the issues within this assessment and explain the growth options you consider the Council should assess?*

- 5.8 Our concerns and advice are the same as in relation to housing. The original SA did not ascribe land amounts to the different growth options it tested so it is not as straightforward to compare as for housing. However, it is noteworthy that the economic growth options tested were 'significant growth', 'high growth' and 'productivity growth', so 3 different growth options whereas the revised SA tests 5 growth options. As set out above, increasing the growth options just seems to complicate matters. It is also important that employment growth aligns with housing growth. We cannot see where the Council have considered this.

## **6 The Housing and Employment Land Requirements**

#### Question 4

*Given that the housing and employment requirements have not been found to be sound, are the Council now being requested to propose alternative housing and employment land requirement figures for Shropshire, reflecting the outcome of the additional SA work?*

- 6.1 As set out above, the Council is effectively proposing different housing requirements for Shropshire to what was originally tested through SA work. We realise that some adjustments were necessary to take account of the 2020 LHN figure and the additional 2 years in the Plan, but essentially the Council in the

revised SA are opting for different growth options for housing and employment land.

- 6.2 Policy SP2 says that “Over the plan period from 2016 to 2038, around 30,800 new dwellings and around 300 hectares of employment land will be delivered. This equates to around 1,400 dwellings and around 14ha of employment land per annum”. Para 3.6 of the Plan says that the housing requirement of 30,800 homes will meet the housing need and support the long-term sustainability of the County and provide some flexibility to respond to LHN over the plan period. Paragraph 3.47 of the Plan refers to a Shropshire wide housing requirement of around 30,800 dwellings being essential for the long-term prosperity of Shropshire. Indeed, there are many parts of the Plan which read as though the Council are just seeking to meet their own housing requirement.
- 6.3 It is only in paragraph 3.7 of the Plan where it is explained that these 30,800 homes incorporate 1,500 dwellings to support the housing needs of the emerging Black Country Plan.
- 6.4 At some point the Plan changed from meeting just Shropshire’s own housing needs to meeting the needs of Shropshire and some of the Black Country’s unmet needs, but the evidence base remained the same.
- 6.5 What is important is that further SA work is robust, tests different levels of growth (including with and without the Black Country unmet needs). For consistency and clarity these should be the same growth options as the original SA. The housing requirement is a matter for the Council, informed by the new work set out in paragraph 5.7 above.

## 7. **Assessment of Sites**

### Question 5

*Having reviewed paragraphs 9.2-9.29 of GC29, does this assessment and the conclusions reached achieve your expectations regarding the identification of an appropriate geography for sites to accommodate proposed contributions to the unmet needs forecast to arise in the Black Country? If not, please could you help us by indicating what we have failed to consider.*

- 7.1 We are content with the work done to look at the relationship of the Black Country with Shropshire and then identify a broad geographical area to meet the unmet needs of the Black Country.

### Question 6

*Does this further explanation on the content and purpose of GC29 alleviate concerns regarding the extent of the assessment undertaken when determining appropriate sites to accommodate proposed contributions to unmet needs forecast to arise in the Black Country? If not, we would be grateful for further clarification on your concerns on this matter, together with appropriate guidance, in order to understand the extent of further work required.*

- 7.2 Your clarification on this matter is helpful that all available sites were assessed as part of the additional work and not just those sites that are allocated in the Plan. We do not consider that a new 'call for sites' exercise is warranted in this case.
- 7.3 However consideration needs to be given as to whether the employment site which is within the Green Belt and has been earmarked to meet some of the unmet needs of the Black Country is an appropriate choice. Are there any sites that could meet this need that are not in the Green Belt or any Green Belt sites which would result in less Green Belt harm i.e. has the Council examined fully all other reasonable options for meeting its identified need as set out in paragraph 146 of the Framework?

Question 7

*Does this explanation alleviate concerns regarding the approach to the 'filters' in Stage 2b of the site assessment process, in the context of determining proposed allocations to accommodate proposed contributions to unmet needs forecast to arise in the Black Country? If not, we would be grateful for more explicit guidance as to what we should do to the filters.*

- 7.4 Yes, your further explanation is helpful in clarifying these matters. We are satisfied that no further work is necessary at this stage. Further discussion on this matter can take place at future hearings if necessary.

Question 8

*Can you please advise whether this explanation alleviates your concerns regarding the update of Stage 3 of the site assessment process of reasonable site options to accommodate proposed contributions to unmet needs forecast to arise in the Black Country?*

- 7.5 Yes, your further explanation is helpful in clarifying these matters. We are satisfied that no further work is necessary at this stage. Further discussion on this matter can take place at future hearings if necessary.

Question 9

*Does the clarification on the work carried out as part of Stage 3 of the additional SA material address your concerns regarding the Council's consideration of alternative reasonable sites either not in the Green Belt or in the Green Belt but with less Green Belt harm in the same geographical location? If not, we would be grateful for more explicit guidance as to what we should do next.*

- 7.6 Yes, your further explanation is helpful in clarifying these matters. We are satisfied that no further work is necessary at this stage. What is important is that the policies and proposals in the Plan and the reasonable alternatives have been appraised on a like-for-like basis and reasons given for rejecting the alternatives that were appraised. Further discussion on this matter can take place at future hearings if necessary.

**8. The Role of Sustainability Appraisal**

## Question 10

*To ensure compliance with your requirements for the SA, the Council would like to seek your clarification on whether firstly, the additional SA material should arrive at conclusions on a preferred housing and employment land requirements (noting your comments in paragraph 9 of ID36)? Secondly, should a planning judgment on this matter now be appropriate, we would like to seek your clarification that these conclusions are reached in the Housing and Employment Topic Paper, where the conclusions of the SA and other material factors are considered in arriving at conclusions?*

- 8.1 The SA should arrive at conclusions on preferred housing and employment land requirements based on the evidence from the SA. However, it is appropriate to consider this alongside other evidence in, for example your Housing and Employment Topic Paper. This might include information from your Green Belt Assessment or about land availability etc. Importantly the Council need to produce a clear conclusion on the issue of what the housing and employment land requirement should be.

## 9. **Conclusion**

- 9.1 We hope these answers are helpful in allowing the Council to carry out the necessary SA addendum and revised Housing and Employment Topic Paper. Once the work has been undertaken the next step will be to carry out a full consultation on the additional work. Upon conclusion of the consultation, we will hold some further hearings sessions.
- 9.2 It would be helpful to know from the Council the likely timescales involved in carrying out this additional work. We are conscious that this examination is now into its third year. Please be assured that we are keen, as we are sure the Council and others are, to get to the stage of being able to hold further hearings as soon as possible.
- 9.3 We are not inviting comments from any representors to our letter. Should the Council have any questions please direct them through the programme officer.

*Louise Crosby and Nick Palmer*

Examining Inspectors

# Shropshire Local Plan

## Additional Sustainability Appraisal Report

**Published: April 2024**



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**Appendix 8: Updated Stage 3 Site Assessment – Shifnal Key Centre**

**Appendix 9: Updated Stage 3 Site Assessment – Shrewsbury Strategic Centre**

**Appendix 10: Updated Stage 3 Site Assessment – Potential Strategic Sites or Strategic Settlements**

## 2. Introduction

### Interim Findings

- 2.1. On 15<sup>th</sup> 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.
- 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.”*

### **Responding to the Interim Findings**

- 2.10. Following receipt of ID28, Shropshire Council undertook additional Sustainability Appraisal work, which included Sustainability Appraisal assessment 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 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.

2.11. This additional Sustainability Appraisal work (GC29) was subsequently submitted to the examination in July 2023, with the intention of positively responding to the issues and concerns raised within ID28.

### **Update of the Response to the Interim Findings**

2.12. Following consideration of the additional Sustainability Appraisal work (GC29) undertaken by Shropshire Council, the Planning Inspectors raised concerns with some of the additional Sustainability Appraisal work undertaken by Shropshire Council within their correspondence on the 4<sup>th</sup> October 2023 (ID36).

2.13. After careful consideration of this correspondence, Shropshire Council sought clarification regarding the concerns raised within ID36 and the assessment work necessary to resolve these concerns, within correspondence on the 16<sup>th</sup> November 2023 (GC41).

2.14. On the 16<sup>th</sup> January 2024, the Planning Inspectors issued correspondence ID37 which addressed the questions raised by the Council within GC41. Within this correspondence the Planning Inspectors clarified the additional work required:

- a. Paragraph 4.1 of ID37 identifies the need for an SA assessment of the proposed contributions to the unmet housing and employment land needs forecast to arise in the Black Country as *“a distinct and separate exercise.”*
- b. Paragraph 5.6 of ID37 explains that the updated SA assessment should *“test options based on the 2020 baseline with 2 extra years”* for the level of housing growth, but *“only look at the growth options tested in the original SA, so a 5, 10 and 15% uplift and look at this with the Black Country unmet needs of 1,500 homes and without it.”*
- c. Paragraph 5.8 of ID37 explains that the updated SA assessment should assess *“‘significant growth’, ‘high growth’ and ‘productivity growth’, so 3 different growth options”* consistent with those previously assessed through the SA process. It is understood that as per the advice for the housing growth options, each option should be considered with and without the proposed 30ha contribution to unmet employment land needs forecast to arise in the Black Country. It is also *“important that employment growth aligns with housing growth.”*
- d. Paragraph 8.1 of ID37 explains that *“The SA should arrive at conclusions on preferred housing and employment land requirements based on the evidence from the SA.”* However, it also acknowledged that in identifying proposed housing and employment land requirements *“is appropriate to consider this alongside other evidence in, for example your Housing and Employment Topic Paper...”*

2.15. As a result, Shropshire Council has undertaken updated additional Sustainability Appraisal work, in order to positively respond to these requirements.

### **3. Purpose of this Document**

- 3.1. The purpose of this document is to provide a summary of the updated additional SA assessment work undertaken by Shropshire Council in order to positively respond to the conclusions reached by the Planning Inspectors within ID28, ID36 and ID37.
- 3.2. **For the avoidance of doubt, this document supersedes the previous Additional Sustainability Appraisal Report (GC29).**

### **4. Scope of this Document**

- 4.1. Reflecting the conclusions reached by the Planning Inspectors within ID28, ID36 and ID37 this document includes a summary of the updated additional SA assessment work undertaken by Shropshire Council in relation to:
  - a. Reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country (comprising the Local Planning Authority areas of Dudley, Sandwell, Walsall, and Wolverhampton).
  - b. Reasonable options for any contribution to the unmet employment land needs forecast to arise in the Black Country.
  - c. Identifying an appropriate housing requirement for Shropshire, having regard to Local Housing Need and any potential contribution towards the unmet housing needs forecast to arise in the Black Country.
  - d. Identifying an appropriate employment land requirement for Shropshire, having regard to Local Employment Land Need and any potential contribution towards the unmet employment land needs forecast to arise in the Black Country.
  - e. Identifying an appropriate strategic distribution of development across Shropshire.
  - f. If necessary, identifying an appropriate site(s) upon which any proposed contribution towards the unmet housing needs forecast to arise in the Black Country can be accommodated.
  - g. If necessary, identifying an appropriate site(s) upon which any proposed contribution towards unmet employment land needs forecast to arise in the Black Country can be accommodated.
  - h. If necessary, identifying additional housing allocations.
  - i. If necessary, identifying additional employment land allocations.
  - j. 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 updated additional SA assessment work undertaken.

### **5. Assessment Methodology**

- 5.1. The assessment methodology utilised within the updated additional SA assessment work summarised within this document is consistent with that 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 updated 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 updated additional SA assessment work summarised within this document has drawn upon and built upon the SA assessment work already undertaken, particularly that summarised above.
- 5.4. **For the avoidance of doubt, this document supersedes the previous Additional Sustainability Appraisal Report (GC29).**

## **6. Summary of the SA Assessment: Reasonable Options for Contributing to the Unmet Housing Needs Forecast to Arise in the Black Country**

### **Introduction**

6.1. This section of the document summarises the additional SA assessment of the reasonable options for contributions to the unmet housing needs forecast to arise in the Black Country.

### **Identification of Reasonable Options for Any Contribution to the Unmet Housing Needs Forecast to Arise in the Black Country**

6.2. Shropshire Council has undertaken extensive duty to cooperate discussions with the Black Country Authorities regarding housing issues, including their local housing needs and approach to identifying existing and future housing land supply. Through these discussions it is understood that an unmet housing need is forecast to arise in the Black Country and it was established that it may be appropriate for a contribution to this forecast unmet housing need to be accommodated in Shropshire.

6.3. Following further consideration and duty to cooperate discussions, Shropshire Council and the Black Country Authorities agreed a proposed contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country. This is established within the signed Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV41). Further information on this matter is provided within the Housing Topic Paper (GC4i).

6.4. Importantly, within paragraph 3 of ID28, the Planning Inspectors concluded with regard to the duty to cooperate that *“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.”*

6.5. Furthermore, within paragraph 13 of 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. 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.”*

6.6. However, within paragraph 14 of ID36 the Planning Inspectors concluded that *“As the plan proposes to meet some of the unmet needs of the Black Country, it is necessary*

*for the SA to appraise reasonable alternative options for achieving this against sustainability objectives.”*

- 6.7. Furthermore, within paragraph 4.1 of ID37 the Planning Inspectors confirmed that any proposed contribution to the unmet housing needs forecast to arise in the Black Country *“needs to be assessed as a distinct and separate exercise.”*
- 6.8. Having reflected on the extensive duty to cooperate process undertaken by the Council with the Black Country Authorities; the various factors considered in determining appropriate proposed contributions to unmet housing need, as documented within the Housing Topic Paper (GC4i); and the agreements reached within the Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV041), the Council has identified two reasonable options for the approach to proposed contributions to the unmet housing needs forecast to arise within the Black Country. There reasonable options are:
  - a. **Option 1:** No contribution towards the unmet housing needs forecast to arise within the Black Country.
  - b. **Option 2:** Contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country.

## Assessment of Reasonable Options for Any Contribution to the Unmet Housing Needs Forecast to Arise in the Black Country

6.9. The following tables summarise the additional SA assessment of the identified reasonable options for contributing to the unmet housing needs forecast to arise in the Black Country.

**Table 6.1: Option 1: No Contribution**

Option 1: No Contribution				
This option would result in none of the unmet housing needs forecast to arise within the Black Country being accommodated within Shropshire through the 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.	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to affect present trends in the range of plants and animals and the quality and extent of wildlife habitats in Shropshire.</p> <p>This option would likely have a lower potential for a negative impact on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country.</p> <p>As such, 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.</p> <p>This option would likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. The increased potential migration associated with this alternative option would also support a positive response to sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</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  Page 106	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to result in a significant change from the existing baseline situation for Shropshire 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. It is also unlikely to result in a significant change to the ability for the Black Country Authorities to meet their own housing needs.</p> <p>This option would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country.</p> <p>Furthermore, this option would likely have a lower potential to provide much needed affordable housing and meet the housing needs of specific groups within our communities, including older people and families, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. This is because a key mechanism for delivering affordable housing is through provision as a developer contribution on market housing developments, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country; and a key mechanism for delivering specialist housing is as part of larger development sites, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>
4: Promote access to services for all sections of society	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is likely to maintain the existing situation in respect of the ability to provide new services and facilities.</p> <p>This option would likely have a lower potential for a positive impact on the ability to provide access to services for all sections of society, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. This is because many services and facilities require a ‘critical population mass’ to maintain viability and sustainability. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option 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.</p> <p>This option would likely have a lower potential for a positive impact on the ability to encourage the use of sustainable forms of transport, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. This is because residential development and population increases can increase the ability to facilitate the enhancement of existing provision of new forms of sustainable transport (critical population mass to maintain viability and sustainability). Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>
6: Reduce the need of people to travel by car	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to affect the reliance on travel by car.</p> <p>This option would likely have a lower potential for a negative impact on car usage, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, as more houses would likely result in more cars. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.</p> <p>The location of development is the main driver for use of private vehicles, continued levels of development in sustainable locations would mean residential development is closer to necessary locations (i.e., areas of employment) and likely reduce dependency county-wide on private vehicles when compared to options for development in less sustainable, more isolated locations.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is likely to maintain the existing situation in respect of the ability to provide new leisure and cultural activities. This option would likely have a lower potential for a positive impact on the ability to support active and healthy lifestyles, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, given that many cultural and leisure facilities require a 'critical population mass' to maintain viability and sustainability. Although it is recognised that many recreational activities are based on the natural environment, which is likely to be less affected by this option than those involving a proposed contribution to the unmet housing needs forecast to arise in the Black Country. Furthermore, the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.
8: Protect and improve soil quality	0	0	0	It is the location of development that will have the most influence on soil quality. 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. The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to affect soil quality directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.
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, 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. The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to affect water quality and water pollution directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to significantly impact on flood risk and opportunities to improve flood management.</p> <p>This option would likely have a lower potential for a negative impact on flood risk than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, as it could require less land, including greenfield land, for development. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, both of which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	<p>The location of development is likely to have the greatest influence on these matters 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.</p> <p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to affect air quality and risk of air pollution directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.</p>
12: Reduce carbon dioxide emissions	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, the current baseline with respect to carbon dioxide emissions is likely to remain the same.</p> <p>This option would likely have a lower potential for a positive impact on reduction of carbon dioxide emissions than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, as increased 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. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, 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 comparable to current trends. This option would likely have a lower potential for a positive impact on the promotion of adaptation to and mitigation of climate change, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. This is because whilst it could require less land (including greenfield land for development), new development is expected to achieve a minimum of 10% biodiversity net gain and as such a higher level of development will increase the amount of biodiversity net gain achieved. Furthermore, higher levels of development increase the potential for new large scale habitats gained through residential development. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.
14: Promote efficient use of natural resources	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option 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. This option would likely have a lower potential for a negative impact on the amount of primary aggregates utilised and would likely increase the opportunity for a positive impact on the ability to focus development on previously developed land and / or to re-use existing buildings, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.

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	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, it is likely that the current situation with respect to the conservation and enhancement of the historic environment is likely to continue.</p> <p>This option would likely have a lower potential to cause harm to existing heritage assets and their setting, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. Furthermore, any impact from this alternative option could be offset at least in part by increased opportunities to contribute to the restoration, enhancement and long-term management of heritage assets. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.</p>
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	<p>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.</p> <p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option is unlikely to change current trends in relation to conservation and enhancement of existing landscape character and local distinctiveness.</p> <p>This option would likely have a lower potential to harm existing landscape character and local distinctiveness, than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.</p>

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### **Summary of Option 1: No Contribution**

6.10. The adopted Development Plan for Shropshire does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. This option would therefore represent a continuation of this approach. It also represents the lowest of the reasonable options for contributions to the unmet housing needs forecast to arise in the Black Country. This option would result in a lower contribution to the unmet housing needs forecast to arise in the Black Country than that currently proposed within the draft Shropshire Local Plan.

- 6.11. Given that this option represents a continuation of the current approach, it would likely have neutral effects on all Sustainability Objectives. This includes the range of plants and animals; encouragement of a strong and sustainable Shropshire economy; provision of sufficient good quality housing to meet the needs of all sections of society; promotion of access to services; encouraging use of sustainable means of transport and reducing need to travel by car; supporting active and healthy communities; reducing flood risk and improving flood risk management; reducing carbon dioxide emissions and promotion of adaption to and mitigation of climate change; promoting efficient use of natural resources; and conserving and enhanced heritage, landscape character and local distinctiveness.
- 6.12. Many Sustainability Objectives are to a greater or lesser extent more directly influenced by the strategic distribution of development, which is assessed separately within the SA process, than levels of development. As such, reasonable options relating to the level of development generally result in uncertainty about impact against them. However, as this option would not result in any development and it forms a continuation of the current approach, it is considered that there is sufficient certainty that the likely impact is neutral.
- 6.13. It is acknowledged that for a number of the Sustainability Objectives, an option which includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, could have a higher potential for a positive affect than this option. In particular 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; promoting access to services and new leisure and cultural activities; reducing carbon dioxide emissions; and encouraging the use of sustainable modes of transport. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.
- 6.14. Conversely, it is also acknowledged that for the Sustainability Objective related to the protection and enhancement of the range of plants and animals; reducing reliance on private cars; reducing flood risk; promoting efficient use of natural resources; conserving and enhancing heritage assets; and conserving and enhancing landscape character and local distinctiveness, an option which includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country, could have a higher potential to negatively affect the issue than this option. Although again, the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet housing need forecast to arise in the Black Country exists in Shropshire.

**Table 6.2: Option 2: 1,500 Dwelling Contribution**

Option 2: 1,500 Dwelling Contribution				
<p>This option would result in 1,500 of the unmet housing need forecast to arise within the Black Country being accommodated within Shropshire through the Shropshire Local Plan. It positively responds to a range of factors regarding the relationship between Shropshire Council’s administrative area and the Black Country Authorities administrative area. This includes geographic proximity and relationship, transport links, migration and commuting patterns and travel to work areas (further information is documented within the Housing Topic Paper (GC4i)). These same factors informed Shropshire Council’s consideration of and decision that it may be appropriate to include a contribution to the unmet housing needs forecast to arise within the Black Country and discussions with the Black Country Authorities regarding the extent of any proposed contribution. This option is consistent with the proposed contribution to the unmet housing needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041).</p>				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
<p>1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.</p>	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. It is therefore considered that 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 level of growth in this option compared with the baseline means that the potential for larger amounts of greenfield land to be released increases (although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process). Furthermore, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. This option would likely have a higher potential for a negative impact on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire than the option which aligns with the baseline (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process).</p>
<p>2: Encourage a strong and sustainable economy throughout Shropshire</p>	+	+	+	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. This option has the potential to attract additional workforce from the Black Country (through increased migration) and as such increases the ability to support a positive response to sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. Other benefits are dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. This option would likely have a higher positive impact on the encouragement of a strong and sustainable economy in Shropshire than the option which aligns with the baseline.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
<p>3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society</p> <p>Page 114</p>	++	++	++	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. Given the relationship between Shropshire and the Black Country, it is likely that sites to accommodate any proposed contribution to the Black Country would need to be located in either eastern or central parts of Shropshire. The strategic distribution of development and specific site allocations are assessed separately within the SA process.</p> <p>This option would likely have a positive impact on the ability to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families in Shropshire. This is because a key mechanism for delivering affordable housing is through provision as a developer contribution on market housing developments, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country; and a key mechanism for delivering specialist housing is as part of larger development sites, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country.</p> <p>It is also likely to result in a significantly positive effect on the housing needs of the Black Country Authorities, given that it would result in a significant contribution to the unmet housing needs that are forecast to arise. This option would likely have a higher positive impact on the provision of sufficient good quality housing to meet the needs of all section of society than an option which aligns with the baseline.</p>
<p>4: Promote access to services for all sections of society</p>	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. This option would likely have a positive impact on the ability to provide access to services for all sections of society (although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), given that many services and facilities require a ‘critical population mass’ to maintain viability and sustainability.</p> <p>This option would likely have a higher positive impact on the provision of access to services for all sections of society (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process) than an option which aligns with the baseline.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>This option would likely increase the ability to facilitate the provision of new forms of sustainable transport. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher positive impact on the ability to facilitate the provision of new forms of sustainable transport (although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), given that many services and facilities require a 'critical population mass' to maintain viability and sustainability) than an option which aligns with the baseline.</p> <p>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>
6: Reduce the need of people to travel by car	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>It is considered that this option would likely have a negative effect on car usage, as more houses would likely result in more cars. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher negative impact on car usage (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), than an option which aligns with the baseline.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>It is considered that this option could have a higher ability to support active and healthy lifestyles (although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), given that many cultural and leisure facilities require a ‘critical population mass’ to maintain viability and sustainability. Whilst many recreational activities are based on the natural environment, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall (and again the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process).</p>
8: Protect and improve soil quality Page 116	?	?	?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>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 on soil quality. 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.</p> <p>Furthermore, the impact of any such contribution on the total level of development proposed in Shropshire is also assessed separately within the SA process.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>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. Furthermore, the impact of any such contribution on the total level of development proposed in Shropshire is also assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>It is considered that this option could 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. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher negative impact on flood risk than an option which aligns with the baseline. Although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>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. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. Increased 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. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option has a higher potential for a positive impact on reducing carbon dioxide emissions than an option which aligns with the baseline. Although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>
Page 118 13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. It is considered that this option could require more land, including greenfield land, for development. 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, higher levels of development increase the potential for new large scale habitats gained through residential development.</p> <p>This level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option has a higher potential for a positive impact on promoting adaptation to and mitigation of climate change. However again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. Specific site allocations are also assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
14: Promote efficient use of natural resources	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. It is therefore considered that this option could have a 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. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential for a negative impact on the efficient use of natural resources than the option which aligns with the baseline (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process).</p>
Page 19 15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country. It is therefore considered that this option could have a higher potential to harm existing heritage assets and their settings. This may be somewhat offset by increased opportunities to contribute to their restoration, enhancement and long-term management. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential for a negative impact on heritage assets than the option which aligns with the baseline (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process).</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. As such, this option will result in more housing development to meet the unmet housing needs forecast to arise in the Black Country.</p> <p>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 such, it is considered that this option could have a higher potential to change to existing landscape character and local distinctiveness. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential to harm existing landscape character and local distinctiveness than the option which aligns with the baseline. However, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>

**Summary of Option 2: 1,500 Dwelling Contribution**

- 6.15. The adopted Development Plan for Shropshire does not include a proposed contribution to unmet housing needs forecast to arise in the Black Country. This option would therefore represent an increase to the amount of residential development proposed to meet unmet housing needs forecast to arise in the Black Country. It also represents the highest of the reasonable options for contributions to the unmet housing needs forecast to arise in the Black Country.
- 6.16. It is considered that this option positively responds to a range of factors regarding the relationship between Shropshire Council’s administrative area and the Black Country Authorities administrative areas. This includes geographic proximity and relationship, transport links, migration and commuting patterns, and travel to work areas (further information is documented within the Housing Topic Paper (GC4i)). These same factors informed Shropshire Council’s consideration of and decision that it may be appropriate to include a contribution to the unmet housing needs forecast to arise within the Black Country and discussions with the Black Country Authorities regarding the extent of any proposed contribution.
- 6.17. This option is consistent with the proposed contribution to the unmet housing needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041). It would result in a contribution to the unmet housing need forecast to arise in the Black Country that is consistent with that currently proposed within the draft Shropshire Local Plan.

- 6.18. It is considered that this option has the potential to result in a significant positive for the amount of good quality housing which meets the needs of all sections of society. This is because a key mechanism for delivering affordable housing is through provision as a developer contribution on market housing developments, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country; and a key mechanism for delivering specialist housing is as part of larger development sites, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country. It is also likely to result in a significantly positive effect on the housing needs of the Black Country Authorities, given that it would result in a significant contribution to the unmet housing needs that are forecast to arise.
- 6.19. It is also considered that this option would likely have a positive impact on the encouragement of a strong and sustainable economy in Shropshire. This is because it has the potential to attract additional workforce from the Black Country (through increased migration) and as such increases the ability to support a positive response to sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. Other benefits are dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.
- 6.20. This option also has the potential to result in a positive impact on a number of other sustainability objectives, these being promotion of access to services for all sections of society; supporting active and healthy communities; encouraging use of sustainable means of transport; promoting adaptation and mitigation of climate change; and reducing carbon dioxide emissions. However, the extent of any such impact is less clear and is also dependent on one of both of the following factors - the impact of any such contribution on the total level of development proposed in Shropshire and the specific location of site allocations, which are assessed separately within the SA process.
- 6.21. 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. Furthermore, the extent of any impact is also dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.
- 6.22. This option also has the potential to result in a negative impact on a number of other sustainability objectives, these being the protection and enhancement of the range of plants and animals in Shropshire; the need to travel by car; flood risk and flood management; efficient use of natural resources; and conservation and enhancement of heritage value and landscape character/distinctiveness. However, the extent of any such impact is less clear and is also dependent on one of both of the following factors - the impact of any such contribution on the total level of development proposed in Shropshire and the specific location of site allocations, which are assessed separately within the SA process.

### **Comparison Summary of Reasonable Options for Any Contribution to the Unmet Housing Needs Forecast to Arise in the Black Country**

- 6.23. The overall purpose of this component of the updated additional SA assessment work is to help inform judgements about which of the reasonable alternatives for any contribution to the unmet housing needs forecast to arise in the Black Country is the most sustainable against the SA objectives. This updated additional SA assessment work is summarised within Tables 6.1 and 6.2 above.
- 6.24. To assist with the comparison of the results of the updated additional SA assessment of the reasonable alternatives for any contribution to the unmet housing needs forecast to arise in the Black Country, Table 6.3 has been prepared for illustrative purposes only.
- 6.25. This summarises, in comparative terms, how the two 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 (2) 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.
- 6.26. 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 6.3: Comparison of Reasonable Options for Any Contribution to the Unmet Housing Needs Forecast to Arise in the Black Country**

<b>Sustainability Objective</b>	<b>Option 1: No Contribution</b>	<b>Option 2: 1,500 Dwelling Contribution</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2
2: Encourage a strong and sustainable economy throughout Shropshire	2	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	2	1
4: Promote access to services for all sections of society	2	1
5: Encourage the use of sustainable means of transport	2	1
6: Reduce the need of people to travel by car	1	2
7: Support active and healthy communities.	2	1
8: Protect and improve soil quality	?	?
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?

Sustainability Objective	Option 1: No Contribution	Option 2: 1,500 Dwelling Contribution
10: Reduce flood risk and improve flood management	1	2
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	?	?
12: Reduce carbon dioxide emissions	2	1
13: Promote adaptation and mitigation to climate change	2	1
14: Promote efficient use of natural resources	1	2
15: Conserve and enhance features and areas of heritage value and their setting	1	2
16: Conserve and enhance landscape character and local distinctiveness	1	2

## **Conclusion**

6.27. Tables 6.1 and 6.2 summarise the updated additional SA assessment work for each of the reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country. Table 6.3 then summarises, in comparative terms, how the two reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.

6.28. In summary:

- a. Option 1: No Contribution, would result in none of the unmet housing needs forecast to arise within the Black Country being accommodated within Shropshire, through the Shropshire Local Plan.
- b. Option 2: 1,500 Dwelling Contribution, would result in 1,500 of the unmet housing need forecast to arise within the Black Country being accommodated within Shropshire, through the Shropshire Local Plan. It positively responds to a range of factors regarding the relationship between Shropshire Council’s administrative area and the Black Country Authorities administrative area and is consistent with the proposed contribution to the unmet housing needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041).

6.29. Option 1: No Contribution represents a lower level of housing contribution towards the unmet housing needs forecast to arise in the Black Country than currently proposed within the draft Shropshire Local Plan. Option 2: 1,500 Dwelling Contribution represents a housing contribution towards the unmet housing needs forecast to arise in the Black Country that is consistent with that currently proposed within the draft Shropshire Local Plan.

6.30. It is apparent from the results of the updated additional SA assessment work that neither of the reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country 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 either of these reasonable options.

- 6.31. Conversely, Option 2: 1,500 Dwelling Contribution, is 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. 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).
- 6.32. 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 housing provision, and Option 2: 1,500 Dwelling Contribution would result in a significant amount of housing growth as a contribution to the unmet housing needs forecast to arise in the Black Country.
- 6.33. Furthermore, a key mechanism for delivering much needed affordable housing in Shropshire is through provision as a developer contribution on market housing developments, irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country. Additionally, a key mechanism for delivering specialist housing to meet the needs of groups within our communities, is as part of larger development sites, again irrespective of whether the market housing is to meet the needs of residents of Shropshire or the Black Country.
- 6.34. It is important to note that in the case of Option 2: 1,500 Dwelling Contribution, there are a number of SA objectives that are linked to the impact of any such contribution on:
- a. The total level of development proposed in Shropshire, which is assessed separately within the SA process.
  - b. The strategic distribution and specific location of site allocations, which are also assessed separately within the SA process.
- 6.35. Furthermore, in some instances the extent of any potential impact should be considered in the context of the total level of growth associated with this option as a proportion of the total growth to meet Shropshire needs and aspirations.
- 6.36. In general terms, the updated additional SA assessment work can be summarised as concluding that Option 1: No Contribution, will have a neutral impact across all sustainability objectives, whilst Option 2: 1,500 Dwelling Contribution generally has a greater potential for positive impacts on social and economic factors, and a greater potential for negative impacts on environmental factors, than either the baseline or Option 1: No Contribution.
- 6.37. **It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.**
- 6.38. On balance, it is considered that Option 2: 1,500 Dwelling Contribution is the most sustainable of the two options identified. This is because:

- a. It presents an opportunity to achieve 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.
  - b. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - c. Whilst it also poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through careful consideration of the interplay between this contribution and the total level of development proposed in Shropshire and the strategic distribution/location of site allocations.
  - d. It is considered that this option achieves the most appropriate 'balance' across all three pillars of sustainability – social, economic, and environmental.
  - e. This option would result in an appropriate contribution to the unmet housing need forecast to arise in the Black Country (consistent with the contribution agreed through the Duty to Cooperate Process and within a signed Statement of Common Ground between Shropshire Council and the Black Country Authorities), whereas Option 1: No Contribution would result in no contribution to the unmet housing need forecast to arise in the Black Country and as such impact on the ability to meet housing need beyond the Shropshire area.
- 6.39. This updated additional SA Assessment work is a very important consideration when undertaking the planning judgement regarding which reasonable option for a contribution to the unmet housing needs forecast to arise in the Black Country should be identified within the draft Shropshire Local Plan. However, a range of other evidence/factors will also require due consideration when undertaking this planning judgement.
- 6.40. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 6.41. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## **7. Summary of the SA Assessment: Reasonable Options for Contributing to the Unmet Employment Land Needs Forecast to Arise in the Black Country**

### **Introduction**

- 7.1. This section of the document summarises the additional SA assessment of the reasonable options for contributions to the unmet employment land needs forecast to arise in the Black Country.

### **Identification of Reasonable Options for Any Contribution to the Unmet Employment Land Needs Forecast to Arise in the Black Country**

- 7.2. Shropshire Council has undertaken extensive duty to cooperate discussions with the Black Country Authorities regarding employment land issues, including their local employment land needs and approach to identifying existing and future employment land supply. Through these discussions it is understood that an unmet employment land need is forecast to arise in the Black Country and it was established that it may be appropriate for a contribution to this forecast unmet employment land need to be accommodated in Shropshire.
- 7.3. Following further consideration and duty to cooperate discussions, Shropshire Council and the Black Country Authorities agreed a proposed contribution of 30ha of land towards the unmet employment land needs forecast to arise within the Black Country. This is established within the signed Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV41). Further information on this matter is provided within the Employment Strategy Topic Paper (GC4n).
- 7.4. Importantly, within paragraph 3 of ID28, the Planning Inspectors concluded with regard to the duty to cooperate that *“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.”*
- 7.5. Within paragraph 13 of 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. 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.”*

- 7.6. However, within paragraph 14 of ID36 the Planning Inspectors concluded that *“As the plan proposes to meet some of the unmet needs of the Black Country, it is necessary for the SA to appraise reasonable alternative options for achieving this against sustainability objectives.”*
- 7.7. Furthermore, within paragraph 4.1 of ID37 the Planning Inspectors confirmed that any proposed contribution to the unmet housing needs forecast to arise in the Black Country *“needs to be assessed as a distinct and separate exercise.”*
- 7.8. Having reflected on the extensive duty to cooperate process undertaken by the Council with the Black Country Authorities; the various factors considered in determining appropriate proposed contributions to unmet need, as documented within the Employment Strategy Topic Paper (GC4n); and the agreements reached within the Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV041), the Council has identified two reasonable options for the approach to proposed contributions to the unmet employment land needs forecast to arise within the Black Country. There reasonable options are:
- c. **Option 1:** No contribution towards the unmet employment land needs forecast to arise within the Black Country.
  - d. **Option 2:** Contribution of 30ha of land towards the unmet employment land needs forecast to arise within the Black Country.

## Assessment of Reasonable Options for Any Contribution to the Unmet Employment Land Needs Forecast to Arise in the Black Country

7.9. The following tables summarise the additional SA assessment of the identified reasonable options for contributing to the unmet employment land needs forecast to arise in the Black Country.

**Table 7.1: Option 1: No Contribution**

<b>Option 1: No Contribution</b>				
This option would result in none of the unmet employment land needs forecast to arise within the Black Country being accommodated within Shropshire through the Shropshire Local Plan.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to affect present trends in the range of plants and animals and the quality and extent of wildlife habitats in Shropshire.</p> <p>This option would likely have a lower potential for a negative impact on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. Although the impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet employment land needs forecast to arise in the Black Country exists in Shropshire.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, 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. It is also unlikely to result in a significant change to the ability for the Black Country Authorities to meet their own employment land needs.</p> <p>This option would result in a lower ability to support a positive response to sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because such an option would provide further labour force (through changes to commuting patterns) and demand for such employment provision. However, the baseline position is that no contribution to unmet employment land needs forecast to arise in the Black Country exists in Shropshire.</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	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. Furthermore, the extent of any contribution to the unmet employment land needs forecast to arise in the Black Country is unlikely to impact on the provision of sufficient good quality housing. As such, this option is unlikely to result in a significant change from the existing baseline situation for Shropshire 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	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is likely to maintain the existing situation in respect of the ability to provide new services and facilities. This option would likely have a lower potential for a negative impact on the ability to provide access to services for all sections of society, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because 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. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet employment land needs forecast to arise in the Black Country exists in Shropshire.
5: Encourage the use of sustainable means of transport	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option 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. This option would likely have a lower potential for a positive impact on the ability to provide access to services for all sections of society, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because economic development can support investment in sustainable modes of transport. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to unmet employment land needs forecast to arise in the Black Country exists in Shropshire.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to affect the reliance on travel by car.</p> <p>This option would likely have a lower potential for a negative impact on car usage, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because more employment development would likely result in more car usage. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p> <p>The location of development is the main driver for use of private vehicles, continued levels of development in sustainable locations would mean employment development is accessible to housing and other infrastructure and would likely reduce dependency county-wide on private vehicles, when compared to options for development in less sustainable, more isolated locations.</p>
7: Support active and healthy communities.	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is likely to maintain the existing situation in respect of the ability to provide new leisure and cultural activities.</p> <p>This option would likely have a lower potential for a positive impact on the ability to support active and healthy lifestyles, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because employment development encourages more working age people to enter employment and seek recreational opportunities in the County. Although it is recognised that many recreational activities are based on the natural environment, which is likely to be less affected by this option than those involving a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. Furthermore, the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality	0	0	0	It is the location of development that will have the most influence on soil quality. 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. The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to affect soil quality directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.
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, 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. The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to affect water quality and water pollution directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.
10: Reduce flood risk and improve flood management	0	0	0	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to significantly impact on flood risk and opportunities to improve flood management. This option would likely have a lower potential for a negative impact on flood risk than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country, as it could require less land, including greenfield land, for development. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The location of development is likely to have the greatest influence on these matters 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. The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to affect air quality and risk of air pollution directly. Furthermore, as this option would not result in any development, it is considered that there is sufficient certainty that its likely impact is neutral.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, the current baseline with respect to carbon dioxide emissions is likely to remain the same.</p> <p>This option would likely have a lower potential for a negative impact on reduction of carbon dioxide emissions than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. The extent of any impact of this alternative option is considered to also be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>
13: Promote adaptation and mitigation to climate change	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, 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 large scale employment development is also likely to be a comparable to current trends.</p> <p>This option would likely have a lower potential for a positive impact on the promotion of adaptation to and mitigation of climate change, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. This is because whilst it could require less land (including greenfield land for development), new development is expected to achieve a minimum of 10% biodiversity net gain and as such a higher level of development will increase the amount of biodiversity net gain achieved. Furthermore, higher levels of development increase the potential for new large scale habitats gained through development. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
14: Promote efficient use of natural resources	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option 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.</p> <p>This option would likely have a lower potential for a negative impact on the amount of primary aggregates utilised and would likely increase the opportunity for a positive impact on the ability to focus development on previously developed land and / or to re-use existing buildings, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, it is likely that the current situation with respect to the conservation and enhancement of the historic environment is likely to continue.</p> <p>This option would likely have a lower potential to cause harm to existing heritage assets and their setting, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. Furthermore, any impact from this alternative option could be offset at least in part by increased opportunities to contribute to the restoration, enhancement and long-term management of heritage assets. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	<p>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.</p> <p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option is unlikely to change current trends in relation to conservation and enhancement of existing landscape character and local distinctiveness.</p> <p>This option would likely have a lower potential to harm existing landscape character and local distinctiveness, than an option that includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.</p>

**Summary of Option 1: No Contribution**

7.10. The adopted Development Plan for Shropshire does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. This option therefore would represent a continuation of this approach. It represents the lowest of the reasonable options for contributions to the unmet employment land needs forecast to arise in the Black Country. This option would result in a lower contribution to the unmet employment land needs forecast to arise in the Black Country than that currently proposed within the draft Shropshire Local Plan.

7.11. Given that this option represents a continuation of the current approach, it would likely have neutral effects on all Sustainability Objectives. This includes the range of plants and animals; encouragement of a strong and sustainable Shropshire economy; provision of sufficient good quality housing to meet the needs of all sections of society; promotion of access to services; encouraging use of sustainable means of transport and reducing need to travel by car; supporting active and healthy communities; reducing flood risk and improving flood risk management; reducing carbon dioxide emissions and promotion of adaption to and mitigation of climate change; promoting efficient use of natural resources; and conserving and enhanced heritage, landscape character and local distinctiveness.

7.12. Many Sustainability Objectives are to a greater of lesser extent more directly influenced by the strategic distribution of development, which is assessed separately within the SA process, than levels of development. As such, reasonable options relating to the level of

development generally result in uncertainty about impact against them. However, as this option would not result in any development and it forms a continuation of the current approach, it is considered that there is sufficient certainty that the likely impact is neutral.

- 7.13. It is acknowledged that for a number of the Sustainability Objectives, an option which includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country, could have a higher potential for a positive affect than this option. In particular encouraging a strong and sustainable economy throughout Shropshire; provision of new leisure and cultural activities; adapting to climate change; and encouraging the use of sustainable modes of transport. Although the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.
- 7.14. Conversely, it is also acknowledged that for a number of other Sustainability Objectives, an option which includes a proposed contribution to the unmet employment land needs forecast to arise in the Black Country, could have a higher potential for a negative affect than this option. In particular those relating to the protection and enhancement of the range of plants and animals; promoting access to services; reducing carbon dioxide emissions; reducing reliance on private cars; reducing flood risk and promoting efficient use of natural resources; conserving and enhancing heritage assets; and conserving and enhancing landscape character and local distinctiveness. Although again, the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire and the strategic distribution and site allocations, which are assessed separately within the SA process. However, the baseline position is that no contribution to the unmet employment land need forecast to arise in the Black Country exists in Shropshire.

**Table 7.2: Option 2: 30ha Employment Land Contribution**

**Option 2: 30ha Employment Land Contribution**

This option would result in 30ha of the unmet employment land need forecast to arise within the Black Country being accommodated within Shropshire through the Shropshire Local Plan. It positively responds to a range of factors regarding the relationship between Shropshire Council’s administrative area and the Black Country Authorities administrative area. This includes geographic proximity and relationship, transport links, migration and commuting patterns and travel to work areas (further information is documented within the Housing Topic Paper (GC4i)). These same factors informed Shropshire Council’s consideration of and decision that it may be appropriate to include a contribution to the unmet employment land needs forecast to arise within the Black Country and discussions with the Black Country Authorities regarding the extent of any proposed contribution.

This option is consistent with the proposed contribution to the unmet employment land needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041).

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
Page 186 1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-/?	-/?	-/?	The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country. It is therefore considered that 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 level of growth in this option compared with the baseline means that the potential for larger amounts of greenfield land to be released increases (although the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process). Furthermore, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. This option would likely have a higher potential for a negative impact on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire than the option which aligns with the baseline (although again, the extent of any impact is considered to be dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process).

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire  Page 137	++	++	++	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>Given the relationship between Shropshire and the Black Country, it is likely that sites to accommodate any proposed contribution to the Black Country would need to be located in either eastern or central parts of Shropshire. The strategic distribution of development and specific site allocations are assessed separately within the SA process.</p> <p>This option has the potential to support a significantly positive response to sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. This is because such an option would provide further labour force (through changes to commuting patterns) and demand for such employment provision. Other benefits are dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>It is also likely to result in positive effects on employment provision for the Black Country Authorities, given it would result in a significant contribution to the unmet employment land needs that are forecast to arise. This option would likely have a higher positive impact on the encouragement of a strong and sustainable economy in Shropshire than the option which aligns with the baseline.</p>
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>The extent of any contribution to the unmet employment land needs forecast to arise in the Black Country is unlikely to impact on the provision of sufficient good quality housing.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>This option would likely have a negative impact on the ability to provide access to services for all sections of society, as 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, beyond that which they facilitate, particularly during the working day and especially at peak hours. Although the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher negative impact on the provision of access to services for all sections of society (although again, the extent of any impact of this alternative option is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process) than an option which aligns with the baseline.</p>
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>This option would likely increase the ability to facilitate the provision of new forms of sustainable transport, as economic development can support investment in sustainable modes of transport. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>In addition, 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> <p>This option would likely have a higher positive impact on the ability to facilitate the provision of new forms of sustainable transport (although again the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process) than an option which aligns with the baseline.</p>

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>This option would likely have a negative effect on car usage, as more employment development would likely result in more car usage. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall.</p> <p>Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher negative impact on car usage (although again, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), than an option which aligns with the baseline.</p>
<p>Page 139</p> <p>7: Support active and healthy communities.</p>	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>This option would likely have a positive impact on the ability to support active and healthy lifestyles, because employment development encourages more working age people to enter employment and seek recreational opportunities in the County. Although it is recognised that many recreational activities are based on the natural environment, which is likely to be negatively impacted by this option. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher positive impact on the ability to support active and healthy lifestyles, because employment development encourages more working age people to enter employment and seek recreational opportunities in the County (although again, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process), than an option which aligns with the baseline.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>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 on soil quality. 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. Furthermore, the impact of any such contribution on the total level of development proposed in Shropshire is also assessed separately within the SA process.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>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. Furthermore, the impact of any such contribution on the total level of development proposed in Shropshire is also assessed separately within the SA process.</p>
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>It is considered that this option could 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. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher negative impact on flood risk than an option which aligns with the baseline. Although again, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is 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	?	?	?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>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. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>
10: Reduce carbon dioxide emissions	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>Increased economic development is likely to increase carbon dioxide emissions, meaning this option will likely result in a negative impact on this objective. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option has a higher potential for a negative impact on carbon dioxide emissions than an option which aligns with the baseline. Although again, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change  Page 142	+/?	+/?	+/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>This option could require more land, including greenfield land, for development. 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, higher levels of development increase the potential for new large scale habitats gained through development.</p> <p>This level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option has a higher potential for a positive impact on promoting adaptation to and mitigation of climate change than an option which aligns with the baseline. However again, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process. Specific site allocations are also assessed separately within the SA process.</p>
14: Promote efficient use of natural resources	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>It is therefore considered that this option could have a 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. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential for a negative impact on the efficient use of natural resources than the option which aligns with the baseline. However, again the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>It is therefore considered that this option could have a higher potential to harm existing heritage assets and their settings, although may be somewhat offset by increased opportunities to contribute to the restoration, enhancement and long-term management of heritage assets. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential for a negative impact on heritage assets than the option which aligns with the baseline. However, again the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>
Page 143 16: Conserve and enhance landscape character and local distinctiveness	-/?	-/?	-/?	<p>The adopted Development Plan for Shropshire which forms the baseline, does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. As such, this option will result in more employment land being developed to meet the unmet employment land needs forecast to arise in the Black Country.</p> <p>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 such, it is considered that this option could have a higher potential to change existing landscape character and local distinctiveness. However, this level of growth in the context of the total growth to meet Shropshire needs and aspirations is relatively small, and as such may not result in a significant impact overall. Furthermore, the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p> <p>This option would likely have a higher potential to harm existing landscape character and local distinctiveness than the option which aligns with the baseline. However, again the extent of any impact is considered to be dependent on the impact of any such contribution on the total level of development proposed in Shropshire, which is assessed separately within the SA process.</p>

## **Summary of Option 2: 30ha Employment Land Contribution**

- 7.15. The adopted Development Plan for Shropshire does not include a proposed contribution to unmet employment land needs forecast to arise in the Black Country. This option would therefore represent an increase to the amount of land for employment development proposed to meet unmet employment land needs forecast to arise in the Black Country. It also represents the highest of the reasonable options for contributions to the unmet employment land needs forecast to arise in the Black Country.
- 7.16. It is considered that this option positively responds to a range of factors regarding the relationship between Shropshire Council's administrative area and the Black Country Authorities administrative areas. This includes geographic proximity and relationship, transport links, migration and commuting patterns, and travel to work areas (further information is documented within the Employment Topic Paper (GC4n)). These same factors informed Shropshire Council's consideration of and decision that it may be appropriate to include a contribution to the unmet employment land needs forecast to arise within the Black Country and discussions with the Black Country Authorities regarding the extent of any proposed contribution.
- 7.17. This option is consistent with the proposed contribution to the unmet employment land needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041). It would result in a contribution to the unmet employment land need forecast to arise in the Black Country that is consistent with that currently proposed within the draft Shropshire Local Plan.
- 7.18. It is considered that this option has the potential to result in a significant positive for the encouragement of a strong and sustainable economy throughout Shropshire. This is because such an option would provide further labour force (through changes to commuting patterns) and demand for employment provision which could support sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. It is also likely to result in a significantly positive effect on the employment land needs of the Black Country Authorities, given that it would result in a significant contribution to the unmet employment land needs that are forecast to arise.
- 7.19. This option also has the potential to result in a positive impact on a number of other sustainability objectives. This includes encouraging use of sustainable means of transport; supporting active and healthy communities; and promoting adaptation and mitigation of climate change. However, the extent of any such impact is less clear and is also dependent on one of both of the following factors - the impact of any such contribution on the total level of development proposed in Shropshire and the specific location of site allocations, which are assessed separately within the SA process.

- 7.20. This option is unlikely to have any effect on the sustainability objective relating to a sufficient amount of good quality housing which meets the needs of all sections of society, given that it would not directly impact on this issue. The location of development, rather than the amount, is likely to have the most influence on air quality. The strategic distribution of development and specific site allocations are assessed separately within the SA process. Furthermore, the extent of any impact is also dependent on the impact of the contribution on the total level of development proposed in Shropshire, which is also assessed separately within the SA process.
- 7.21. This option has the potential to result in a negative impact on a number of sustainability objectives. This includes the protection and enhancement of the range of plants and animals in Shropshire; promotion of access to services for all sections of society; the need to travel by car; protecting and improving soil quality; conserving and enhancing water quality; flood risk and flood management; efficient use of natural resources; reducing carbon dioxide emissions; and conservation and enhancement of heritage value and landscape character/distinctiveness. However, the extent of any such impact is less clear and is also dependent on one of both of the following factors - the impact of any such contribution on the total level of development proposed in Shropshire and the specific location of site allocations, which are assessed separately within the SA process.

**Comparison Summary of Reasonable Options for Any Contribution to the Unmet Employment Land Needs Forecast to Arise in the Black Country**

- 7.22. The overall purpose of this component of the updated additional SA assessment work is to help inform judgements about which of the reasonable alternatives for any contribution to the unmet employment land needs forecast to arise in the Black Country is the most sustainable against the SA objectives. This updated additional SA assessment work is summarised within Tables 7.1 and 7.2 above.
- 7.23. To assist with the comparison of the results of the updated additional SA assessment of the reasonable alternatives for any contribution to the unmet employment land needs forecast to arise in the Black Country, Table 7.3 has been prepared for illustrative purposes only.
- 7.24. This summarises, in comparative terms, how the two 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 (2) 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.
- 7.25. 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 7.3: Comparison of Reasonable Options for Any Contribution to the Unmet Employment Land Needs Forecast to Arise in the Black Country**

Sustainability Objective	Option 1: No Contribution	Option 2: 30ha Employment Land Contribution
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2
2: Encourage a strong and sustainable economy throughout Shropshire	2	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0
4: Promote access to services for all sections of society	1	2
5: Encourage the use of sustainable means of transport	2	1
6: Reduce the need of people to travel by car	1	2
7: Support active and healthy communities.	2	1
8: Protect and improve soil quality	1	2

Sustainability Objective	Option 1: No Contribution	Option 2: 30ha Employment Land Contribution
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	2
10: Reduce flood risk and improve flood management	1	2
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	?	?
12: Reduce carbon dioxide emissions	1	2
13: Promote adaptation and mitigation to climate change	2	1
14: Promote efficient use of natural resources	1	2
15: Conserve and enhance features and areas of heritage value and their setting	1	2
16: Conserve and enhance landscape character and local distinctiveness	1	2

## **Conclusion**

7.26. Tables 7.1 and 7.2 summarise the updated additional SA assessment work for each of the reasonable options for any contribution to the unmet employment land needs forecast to arise in the Black Country. Table 7.3 then summarises, in comparative terms, how the two reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.

7.27. In summary:

- a. Option 1: No Contribution would result in none of the unmet employment land needs forecast to arise within the Black Country being accommodated within Shropshire, through the Shropshire Local Plan.
- b. Option 2: 30ha Employment Land Contribution would result in 30ha of the unmet employment land needs forecast to arise within the Black Country being accommodated within Shropshire, through the Shropshire Local Plan. It positively responds to a range of factors regarding the relationship between Shropshire Council’s administrative area and the Black Country Authorities administrative area and is consistent with the proposed contribution to the unmet housing needs forecast to arise within the Black Country, agreed within a statement of common ground between Shropshire Council and the Black Country Authorities (EV041).

7.28. Option 1: No Contribution represents a lower level of employment land contribution towards the unmet employment land needs forecast to arise in the Black Country than currently proposed within the draft Shropshire Local Plan. Option 2: 30ha Employment Land Contribution represents an employment land contribution towards the unmet employment land needs forecast to arise in the Black Country that is consistent with that currently proposed within the draft Shropshire Local Plan.

7.29. It is apparent from the results of the updated additional SA assessment work that neither of the reasonable options for any contribution to the unmet employment land needs forecast to arise in the Black Country 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 either of these reasonable options.

- 7.30. Conversely, Option 2: 30ha Employment Land Contribution, is likely to result in a strongly positive effect on *SA objective 2: encourage a strong and sustainable economy throughout Shropshire*, in the short, medium and long term. 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).
- 7.31. This is perhaps unsurprising as the achievement of *SA objective 2: encourage a strong and sustainable economy throughout Shropshire*, is directly related to employment land provision, and Option 2: 30ha Employment Land Contribution would result in a significant amount of employment land being made available for development as a contribution to the unmet employment lands needs forecast to arise in the Black Country.
- 7.32. Furthermore, Option 2: 30ha Employment Land Contribution would provide further labour force (through changes to commuting patterns) and demand for employment provision, which could support sustainable development opportunities, economic growth aspirations (including through the creation of more jobs), and diversification of labour force. It is also likely to result in a significantly positive effect on the employment land needs of the Black Country Authorities, given that it would result in a significant contribution to the unmet employment land needs that are forecast to arise.
- 7.33. It is important to note that in the case of Option 2: 1,500 Dwelling Contribution, there are a number of SA objectives that are linked to the impact of any such contribution on:
- a. The total level of development proposed in Shropshire, which is assessed separately within the SA process.
  - b. The strategic distribution and specific location of site allocations, which are also assessed separately within the SA process.
- 7.34. Furthermore, in some instances the extent of any potential impact should be considered in the context of the total level of growth associated with this option as a proportion of the total growth to meet Shropshire needs and aspirations.
- 7.35. In general terms, the updated additional SA assessment work can be summarised as concluding that Option 1: No Contribution, will have a neutral impact across all sustainability objectives, whilst Option 2: 30ha Employment Land Contribution, generally has a greater potential than Option 1: No Contribution, for positive impacts on social and economic factors, and a greater likelihood of negative impacts on environmental factors.

- 7.36. **It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.**
- 7.37. On balance, it is considered that Option 2: 30ha Employment Land Contribution is the most sustainable of the two options identified. This is because:
- a. It presents an opportunity to achieve a strongly positive effect on SA objective 2: encouragement of a strong and sustainable economy throughout Shropshire.
  - b. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - c. Whilst it also poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through careful consideration of the interplay between this contribution and the total level of development proposed in Shropshire and the strategic distribution/location of site allocations.
  - d. It is considered that this option achieves the most appropriate ‘balance’ across all three pillars of sustainability – social, economic, and environmental.
  - e. This option would result in an appropriate contribution to the unmet employment land forecast to arise in the Black Country (consistent with the contribution agreed through the Duty to Cooperate Process and within a signed Statement of Common Ground between Shropshire Council and the Black Country Authorities), whereas Option 1: No Contribution would result in no contribution to the unmet employment land need forecast to arise in the Black Country and as such impact on the ability to meet employment land need beyond the Shropshire area.
- 7.38. This updated additional SA Assessment work is a very important consideration when undertaking the planning judgement regarding which reasonable option for a contribution to the unmet employment land needs forecast to arise in the Black Country should be identified within the draft Shropshire Local Plan. However, a range of other evidence/factors will also require due consideration when undertaking this planning judgement.
- 7.39. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 7.40. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 8. Summary of the SA Assessment: Reasonable Options for the Housing Requirement

### Introduction

8.1. This section of the document summarises the updated additional SA assessment of the reasonable options for the housing requirement. It responds to Inspectors Letters ID28, ID36 and ID37.

### The Baseline

- 8.2. The baseline for these reasonable options is 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).
- 8.3. The assessment of local housing need with a **2020 base date** has been utilised to establish the baseline within this updated 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. Furthermore, within paragraph 5.7 of ID37, the Planning Inspectors specified that the updated additional SA assessment of housing growth options should be *"based on the 2020 baseline."*

### Identification of Reasonable Options for the Housing Requirement

- 8.4. 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, within the updated additional SA assessment work, reasonable options were identified based on various reasonable percentage uplifts (around 5%, 10% and 15%) above the identified baseline.
- 8.5. 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.
- 8.6. Furthermore, reflecting the outcomes of duty to cooperate discussions undertaken with the Black Country Authorities, each reasonable option is assessed with and without a further specific uplift of 1,500 dwellings to reflect the proposed contribution to the unmet housing need forecast to arise within the Black Country.

- 8.7. This approach positively responds to the Planning Inspectors guidance ID37 which included at paragraph 5.7 *“look at the growth options tested in the original SA, so a 5, 10 and 15% uplift and look at this with the Black Country unmet needs of 1,500 homes and without it.”*
- 8.8. As such, three reasonable options for the housing requirement (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) were identified and were assessed within this updated additional SA assessment work. These reasonable options are:
- a. **Housing Requirement Option 1a: Moderate Growth** - Consisting of around a 5% uplift on the identified 2020 baseline local housing need. This option would result in a housing requirement of 27,200 dwellings over the plan period (which equates to around 1,236 dwellings as an annual average).
  - b. **Housing Requirement Option 1b: Moderate Growth plus a Contribution to the Black Country Authorities Unmet Housing Needs** - Consisting of around a 5% uplift on the identified 2020 baseline local housing need, plus a further specific uplift of 1,500 dwellings as a contribution to the unmet housing need forecast to arise in the Black Country. This option would result in a housing requirement of 28,700 dwellings over the plan period (which equates to around 1,305 dwellings as an annual average).
  - c. **Housing Requirement Option 2a: Significant Growth** - Consisting of around a 10% uplift on the identified 2020 baseline local housing need. This option would result in a housing requirement of 28,500 dwellings over the plan period (which equates to around 1,296 dwellings as an annual average).
  - d. **Housing Requirement Option 2b: Significant Growth plus a Contribution to the Black Country Authorities Unmet Housing Needs** - Consisting of around a 10% uplift on the identified 2020 baseline local housing need, plus a further specific uplift of 1,500 dwellings as a contribution to the unmet housing need forecast to arise in the Black Country. This option would result in a housing requirement of 30,000 dwellings over the plan period (which equates to around 1,364 dwellings as an annual average).
  - e. **Housing Requirement Option 3a: High Growth** - Consisting of around a 15% uplift on the identified 2020 baseline local housing need. This option would result in a housing requirement of 29,800 dwellings over the plan period (which equates to around 1,355 dwellings as an annual average).
  - f. **Housing Requirement Option 3b: High Growth plus a Contribution to the Black Country Authorities Unmet Housing Needs** - Consisting of around a 15% uplift on the identified 2020 baseline local housing need, plus a further specific uplift of 1,500 dwellings as a contribution to the unmet housing need forecast to arise in the Black Country. This option would result in a housing requirement of 31,300 dwellings over the plan period (which equates to around 1,423 dwellings as an annual average).

## Assessment of Reasonable Options for the Housing Requirement

8.9. The following tables summarise the additional SA assessment of the identified reasonable Housing Requirement Options:

**Table 8.1: Housing Requirement Option 1a: Moderate Growth**

Housing Requirement Option 1a: Moderate Growth				
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). This option represents a total minimum housing requirement of <b>27,200 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,236 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 annual average housing requirement is much lower than that within the adopted Development 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 much lower than that within the adopted Development 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. This option would also likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.

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>Whilst this option is sufficient to meet local housing need, it would represent a much decreased rate of development compared with the annual average housing requirement within the adopted Development Plan and recent and longer-term completion rates achieved.</p> <p>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.</p> <p>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’.</p> <p>This option would provide no contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>
4: Promote access to services for all sections of society	-	-	-	<p>As the annual average housing requirement is much lower than that within the adopted Development 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.</p> <p>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.</p>
5: Encourage the use of sustainable means of transport	-	-	-	<p>As the annual average housing requirement is much lower than that within the adopted Development 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.</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 much lower than that within the adopted Development 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.
7: Support active and healthy communities.	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 much lower than that within the adopted Development 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 will likely 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 much lower than that within the adopted Development 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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.
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 much lower than that within the adopted Development 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 much lower than that within the adopted Development 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 Development 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 much lower than that within the adopted Development 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 much lower than that within the adopted Development 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. Although it would also likely have a reduced / lowest potential to offset impact by contributing to restoration, enhancement and long-term management of heritage assets.

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 annual average housing requirement is much lower than that within the adopted Development 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 1a: Moderate Growth**

- 8.10. The amount of growth proposed within this option is sufficient to meet local housing need. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents the lowest level of growth considered. This option does not include a contribution towards unmet housing need forecast to arise in the Black Country.
- 8.11. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- 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 exceeded.
  - 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.
  - 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.

8.12. Furthermore, the draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country, this option would remove any proposed contribution to the unmet housing needs forecast to arise in the Black Country.

8.13. 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.

8.14. 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.

8.15. 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.

8.16. As the average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents the lowest levels of growth considered, 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, 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.

- 8.17. As this option would provide no contribution to unmet housing need forecast to arise in the Black Country, it would likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country - although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire. Furthermore, this option would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country – although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire).
- 8.18. 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.
- 8.19. 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 will likely be reduced in the medium to long term.

**Table 8.2: Housing Requirement Option 1b: Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

Housing Requirement Option 1b: Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs				
<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 further specific uplift of 1,500 dwellings as a contribution toward unmet housing need forecast to arise in the Black Country.</p> <p>This option represents a total minimum housing requirement of <b>28,700 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,305 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.	+	+	+	As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels 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 Development Plan and this option represents one of the lower levels of growth considered, it is likely to reduce the ability compared to that which currently exists and have one of the lower potentials 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. However, this option would likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.

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>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 Development Plan and recent and longer-term completion rates achieved. This option also represents one of the lower levels of housing growth considered.</p> <p>As such, it is likely that this option will reduce the ability compared to that which currently exists and have one of the lower 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 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’.</p> <p>However, as this option would provide a contribution to unmet housing need forecast to arise in the Black Country, it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.</p>
4: Promote access to services for all sections of society	-	-	-	<p>As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to reduce the ability to provide new services and facilities compared to that currently available and have one of the lower potentials 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.</p>
5: Encourage the use of sustainable means of transport	-	-	-	<p>As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to reduce / have lower 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.</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 lower than that within the adopted Development Plan, it is likely to result in less housing development compared to current policy requirements and it is also one of the lower of the reasonable options identified. This may have a positive effect on car use.
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 Development Plan and this option represents one of the lower levels 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 / lower 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 Development Plan and this option represents one of the lower levels 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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.
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 Development Plan and this option represents one of the lower levels of growth considered.
13: Promote adaptation and mitigation to climate change	-/?	-/?	-/?	As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels 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 annual average housing requirement within the adopted Development Plan and options with a higher annual average housing requirement, 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 Development Plan and this option represents one of the lower levels of growth considered, it is likely to provide an increased / greater opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely use a reduced / lower 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 Development Plan and this option represents one of the lower levels of growth considered, it has a reduced / lower potential to harm existing heritage assets and their settings. However, this may be somewhat offset by reduced / lower 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 annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to cause a reduced / a lower change to existing landscape character and local distinctiveness.

**Summary of Housing Requirement Option 1b: Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

- 8.20. The amount of growth proposed within this option is sufficient to meet local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered.
- 8.21. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- 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 exceeded.
  - 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.
  - 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.
- 8.22. The draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country. This option would continue this proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.23. 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.
- 8.24. 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.
- 8.25. 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.
- 8.26. 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, 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.
- 8.27. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, as such 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. However, this option would likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.

- 8.28. 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. However, this option would provide a contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.29. 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.
- 8.30. 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 8.3: Housing Requirement Option 2a: Significant Growth**

Housing Requirement Option 2a: Significant Growth				
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). This option represents a total minimum housing requirement of <b>28,500 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,296 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 annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels 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 Development Plan and this option represents one of the lower levels of growth considered it is likely to reduce the ability compared to that which currently exists and have one of the lower potentials 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. This option would also likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.

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>Whilst this option is sufficient to meet local need, it would represent a decreased rate of development compared with the annual average housing requirement within the adopted Development Plan and recent and longer-term completion rates achieved. This option also represents one of the lower levels of housing growth considered.</p> <p>As such, it is likely that this option will reduce the ability compared to that which currently exists and have one of the lower 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 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’.</p> <p>This option would provide no contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.</p>
4: Promote access to services for all sections of society	-	-	-	<p>As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to reduce the ability to provide new services and facilities compared to that currently available and have one of the lower potentials 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.</p>
5: Encourage the use of sustainable means of transport	-	-	-	<p>As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to reduce / have lower 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.</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 lower than that within the adopted Development Plan, it is likely to result in less housing development compared to current policy requirements and it is also one of the lower of the reasonable options identified. This may have a positive effect on car use.
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 Development Plan and this option represents one of the lower levels 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 / lower 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 Development Plan and this option represents one of the lower levels 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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.
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 Development Plan and this option represents one of the lower levels of growth considered.
13: Promote adaptation and mitigation to climate change	-/?	-/?	-/?	As the annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels 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 annual average housing requirement within the adopted Development Plan and options with a higher annual average housing requirement, 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 Development Plan and this option represents one of the lower levels of growth considered, it is likely to provide an increased / greater opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely use a reduced / lower 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 Development Plan and this option represents one of the lower levels of growth considered, it has a reduced / lower potential to harm existing heritage assets and their settings. However, this may be somewhat offset by reduced / lower 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 annual average housing requirement is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, it is likely to cause a reduced / a lower change to existing landscape character and local distinctiveness.

### **Summary of Housing Requirement Option 2a: Significant Growth**

- 8.31. The amount of growth proposed within this option is sufficient to meet local housing need. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered. This option does not include a contribution towards unmet housing need forecast to arise in the Black Country.
- 8.32. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- 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 considerably exceeded.
  - 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.
  - 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.
  - 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.

- 8.33. Furthermore, the draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country, this option would remove any proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.34. 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.
- 8.35. It is considered 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.
- 8.36. 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.
- 8.37. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered, as such 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, 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.
- 8.38. As this option would provide no contribution to unmet housing need forecast to arise in the Black Country, it would likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country - although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire. Furthermore,

this option would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country – although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire).

- 8.39. 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.
- 8.40. 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 8.4: Housing Requirement Option 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

**Housing Requirement Option 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

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 further specific uplift of 1,500 dwellings as a contribution toward forecast unmet housing need in the Black Country.

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.

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 Development 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 Development 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. However, this option would likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.

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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/+	<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>As the annual average housing requirement is very similar to that within the adopted Development 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.</p> <p>However, as this option would provide a contribution to unmet housing need forecast to arise in the Black Country, it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.</p>
4: Promote access to services for all sections of society	0	0	?/-	<p>As the annual average housing requirement is very similar to that within the adopted Development Plan, it is likely to maintain the existing situation in respect of the ability to provide new services and facilities.</p> <p>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.</p>
5: Encourage the use of sustainable means of transport	0	0	0	<p>As the annual average housing requirement is very similar to that within the adopted Development 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.</p>
6: Reduce the need of people to travel by car	+	+	+	<p>As the annual average housing requirement is very similar to that within the adopted Development 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.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	-/0	As the annual average housing requirement is very similar to that within the adopted Development 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.
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 Development 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 Development Plan, the current baseline with respect to carbon dioxide emissions is likely to remain the same.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development 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 Development 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 Development 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 Development 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 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

- 8.41. The amount of growth proposed within this option is sufficient to meet local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered.
- 8.42. 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 considerably 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.
- 8.43. The draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country. This option would continue this proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.44. 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.
- 8.45. As the level of growth within this option is as an annual average very similar to that within the adopted Development 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.
- 8.46. However, this option would likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs

forecast to arise in the Black Country. This option would also provide a contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.

- 8.47. 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.
- 8.48. 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 8.5: Housing Requirement Option 3a: High Growth**

Housing Requirement Option 3a: High Growth				
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). The total minimum housing requirement would equate to <b>29,800 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,355 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.	0	0	0	As the annual average housing requirement is very similar to that within the adopted Development 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 Development 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. This option would also likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.
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. As the annual average housing requirement is very similar to that within the adopted Development 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. This option would provide no contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development 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.
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 Development 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 Development 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 Development 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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	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 Development 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 Development 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 Development 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 Development 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 Development Plan, it is likely that the current situation with respect to the conservation and enhancement of the historic environment is likely to continue.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development Plan, this option is unlikely to change current trends in relation to conservation and enhancement of existing landscape character and local distinctiveness.

### **Summary for Housing Requirement Option 3a: High Growth**

- 8.49. The amount of growth proposed within this option is sufficient to meet local housing need. The average annual housing requirement within this option is lower than that within the adopted Development Plan and this option represents one of the lower levels of growth considered. This option does not include a contribution towards unmet housing need forecast to arise in the Black Country.
- 8.50. This level of growth is however lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- 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.
  - 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.
  - 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.
  - 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.
  - A combination of the above.

- 8.51. Furthermore, the draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country, this option would remove any proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.52. 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.
- 8.53. As the level of growth within this option is as an annual average very similar to that within the adopted Development 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.
- 8.54. As this option would provide no contribution to unmet housing need forecast to arise in the Black Country, it would likely have a lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than an option that includes a proposed contribution to the unmet housing needs forecast to arise in the Black Country - although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire. Furthermore, this option would likely have a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs than an option that included a proposed contribution to the unmet housing needs forecast to arise in the Black Country – although the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire).
- 8.55. 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.
- 8.56. 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 8.6: Housing Requirement Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

**Housing Requirement Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs**

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 further specific uplift of 1,500 dwellings as a contribution toward forecast unmet housing need in the Black Country.

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 Development 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. 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 Development 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. This option would also likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.

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 Development 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> <p>As this option would provide a contribution to unmet housing need forecast to arise in the Black Country, it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.</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 Development Plan and this option represents the highest level of growth considered, it is likely to increase the ability compared to the baseline / 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>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	As the average annual housing requirement is higher than that within the adopted Development 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. 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.
6: Reduce the need of people to travel by car	-	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Development 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 Development Plan and this option represents the highest level of growth considered, it will likely increase / have the highest potential 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development 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 Development Plan and this option represents the highest level of growth considered, it is likely to require an increased / higher amount of land for development and as such increase / have the highest 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 other options considered and compared with the annual average housing requirement within the adopted Development Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
14: Promote efficient use of natural resources	-	-	-	As the average annual housing requirement is higher than that within the adopted Development Plan and this option represents one the highest level 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 Development Plan and this option represents the highest level of growth considered, it has increased / the 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 Development Plan and this option represents the highest level of growth considered, it is likely to cause an increased / higher change to existing landscape character and local distinctiveness.

### Summary for Housing Requirement Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs

8.57. The amount of growth proposed within this option is sufficient to meet local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country. The average annual housing requirement within this option is higher than that within the adopted Development Plan and this option represents the highest level of growth considered.

8.58. 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 buffer of the housing land supply is reduced.** The 'buffer' between the housing requirement as proposed upon the submission of the draft Shropshire Local Plan and the identified housing land supply is significant (exceeding 10%). It may be appropriate to reduce the extent of this buffer whilst maintaining robustness. However, it is important to ensure an appropriate 'buffer' between the housing requirement and housing land supply in order to maintain confidence regarding deliverability of the proposed housing requirement.
- b. **The density of proposed site allocations is increased.** Site capacities have been informed by 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. This may be particularly relevant in circumstances where further assessment work/masterplanning has been undertaken regarding capacity by site promoters since submission of the draft Shropshire Local Plan and/or where a development is expected to include a form of housing which is of a higher density, such as smaller properties and specialist housing for older people - including in response to wider policies in the draft Shropshire Local Plan. This exercise would need to be undertaken on a site by site basis. 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. **Settlement guidelines and windfall allowances in one or more settlements could be increased.** Whilst existing settlement guidelines and associated 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 settlement guidelines and associated windfall allowances have been overly cautious. As such, there are likely opportunities to increase settlement guidelines and associated windfall allowances to reflect changes to windfall commitments/understanding of likely windfall supply since the submission of the draft Shropshire Local Plan. As an example, Shrewsbury, had a settlement guideline which allowed a windfall allowance of 505 dwellings as at 31<sup>st</sup> March 2019. Current monitoring indicates that the settlement guideline will be exceeded as the proposed windfall allowance has already been exceeded. This exercise would need to be undertaken on a settlement by settlement basis.
- d. **One or more of the proposed site allocations could be expanded to increase its capacity.** There may be opportunities to extend the site area of proposed allocations in order to increase capacity. This additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
- e. **One or more additional site allocations could be proposed.** Additional site allocations could be associated with existing settlements or new strategic settlements. They could be allocated in order to provide additional capacity. This additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
- f. **A combination of the above.** It may be appropriate to consider one or more of the identified options in combination.

8.59. The draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country. This option would continue this proposed contribution to the unmet housing needs forecast to arise in the Black Country.

8.60. 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.

- 8.61. This option would also provide a contribution to unmet housing need forecast to arise in the Black Country, as such it would likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country. Furthermore, this option would also likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position, which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire, or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.62. 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.
- 8.63. 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.
- 8.64. 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.
- 8.65. 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.

- 8.66. 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.
- 8.67. 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.
- 8.68. 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**

- 8.69. The overall purpose of this component of the updated 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 updated additional SA assessment work is summarised within Tables 8.1 - 8.6 above.
- 8.70. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the housing requirement, Table 8.7 has been prepared for illustrative purposes only. This summarises, in comparative terms, how the three reasonable alternatives (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) 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 (6) in relative terms, against each SA objective – where reasonable alternatives achieve the same/similar rating in the short, medium and long term for a particular SA objective, professional judgement has been utilised to determine whether there are nuances within the scoring of the options.
- 8.71. 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 8.7: Comparison of Housing Requirement Options**

Sustainability Objective	Option 1a: Moderate Growth	Option 1b: Moderate Growth + 1,500 Contribution to the Black Country	Option 2a: Significant Growth	Option 2b: Significant Growth + 1,500 Contribution to the Black Country	Option 3a: High Growth	Option 3b: High Growth + 1,500 Contribution to the Black Country
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	3	2	5	4	6
2: Encourage a strong and sustainable economy throughout Shropshire	6	4	5	2	3	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	6	4	5	2	3	1
4: Promote access to services for all sections of society	6	4	5	2	3	1
5: Encourage the use of sustainable means of transport	6	4	5	2	3	1
6: Reduce the need of people to travel by car	1	3	2	5	4	6
7: Support active and healthy communities.	6	4	5	2	3	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	1	3	2	5	4	6
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	?	?	?
12: Reduce carbon dioxide emissions	?	?	?	2	3	1
13: Promote adaptation and mitigation to climate change	6	4	5	2	3	1
14: Promote efficient use of natural resources	1	3	2	5	4	6
15: Conserve and enhance features and areas of heritage value and their setting	1	3	2	5	4	6
16: Conserve and enhance landscape character and local distinctiveness	1	3	2	5	4	6

## Conclusion

- 8.72. Tables 8.1 - 8.6 summarise the updated additional SA assessment work for each of the reasonable housing requirement options identified. Table 8.7 then summarises, in comparative terms, how the three reasonable alternatives (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) perform against each of the SA objectives – this is for illustrative purposes only.
- 8.73. It is apparent from the results of the updated 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.
- 8.74. Conversely, housing requirement option 3b (high growth plus a 1,500 dwelling contribution to the Black Country Authorities unmet housing needs) is 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 has the potential in the long-term for a strongly positive effect on *SA objective 4: promoting access to services for all sections of society*. 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).
- 8.75. 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 option 3b represents a significant level 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.
- 8.76. 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.
- 8.77. 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 this updated 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.
- 8.78. In general terms, the updated 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.

- 8.79. However, this is also somewhat influenced by whether the option includes a proposed contribution to the unmet employment land need forecast to arise in the Black Country.
- 8.80. **It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.**
- 8.81. The housing requirement within Options 1a: Moderate Growth; 1b Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; and 2a: Significant Growth, represent annual average levels of housing growth that are less than the annual average housing requirement within the adopted Development Plan. This is perhaps unsurprising as the adopted Development Plan sets an ambitious housing requirement. However, crucially the amount of growth proposed within all these options, is sufficient to meet local housing need.
- 8.82. The housing requirement within Options 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; and 3a: High Growth, represent annual average levels of housing growth that are comparable to the annual average housing requirement within the adopted Development Plan. Again, crucially the amount of growth proposed within all these options, is sufficient to meet local housing need.
- 8.83. The housing requirement within Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs, represents an annual average level of housing growth that is higher than the annual average housing requirement within the adopted Development Plan. This reflects the fact that it is a 'high' growth option which is more than sufficient to meet local housing need plus a further contribution of 1,500 dwellings towards the Black Country Authorities Unmet Housing Needs.
- 8.84. The housing requirements within Options 1a: Moderate Growth; 2a: Significant Growth; and 3a: High Growth, would provide no contribution to unmet housing need forecast to arise in the Black Country. As the draft Shropshire Local Plan proposed a contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country, these options would remove this proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.85. These options would also have lower potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration) and a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs than the options that include a proposed contribution to the unmet housing needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire).
- 8.86. The housing requirements within Options 1b: Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; 2b: Significant

Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; and 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs, would provide a contribution to unmet housing need forecast to arise in the Black Country. These options would therefore continue this proposed contribution to the unmet housing needs forecast to arise in the Black Country within the draft Shropshire Local Plan.

- 8.87. These options would also likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own housing needs, and likely have a higher potential for a positive impact on the ability to attract additional workforce from the Black Country (through increased migration), than the baseline position (which is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire) or an option that includes no proposed contribution to the unmet housing needs forecast to arise in the Black Country.
- 8.88. To varying extents, the housing requirement within Options 1a: Moderate Growth; 1b Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; and 2a: Significant Growth, 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs; and 3a: High 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 all of these options are deliverable.
- 8.89. The housing requirement within Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs, represents a higher level 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 it does entail delivery above that currently proposed and there would need to be careful consideration of whether the relevant option is deliverable.
- 8.90. On balance, it is considered that Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs represents the most sustainable of the reasonable options for the level of housing growth identified. This is because:
- a. It presents an opportunity to achieve 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.
  - b. It presents the opportunity, in the long-term, to achieve a strongly positive effect on SA objective 4: promoting access to services for all sections of society.
  - c. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - d. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to

mitigate the extent of such impacts. Particularly through careful consideration of the locations of site allocations (assessed separately within the SA process) and the identification and application of appropriate policies to manage resultant development (also assessed separately within the SA process).

- e. It is considered that this option achieves the most appropriate 'balance' across all three pillars of sustainability – social, economic, and environmental.
- f. This option would 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 respond to the identified issues and opportunities in Shropshire. It would also result in an appropriate contribution to the unmet housing need forecast to arise in the Black Country (consistent with the contribution agreed through the Duty to Cooperate Process and within a signed Statement of Common Ground between Shropshire Council and the Black Country Authorities).

-Options 1b and 2b would also achieve these outcomes but, with regard to the opportunities to respond to the identified issues and opportunities in Shropshire, this would be to a lesser extent than option 3b.

-Options 1a and 2a would result in no contribution to the unmet housing need forecast to arise in the Black Country and as such impact on the ability to meet housing need beyond the Shropshire area. Whilst achieving local housing need and providing opportunities to respond to the identified issues and opportunities in Shropshire, these opportunities would be to a lesser extent than option 3b.

-Option 3a would result in no contribution to the unmet housing need forecast to arise in the Black Country and as such impact on the ability to meet housing need beyond the Shropshire area.

8.91. 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 updated additional SA Assessment work is a very important consideration when undertaking this planning judgement. However, a range of other factors will also require due consideration when undertaking this planning judgement.

8.92. For instance, it will be important to ensure that any proposed housing requirement option 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.

8.93. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be

required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.

- 8.94. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 9. Summary of SA Assessment: Reasonable Options for the Employment Land Requirement

### Introduction

9.1. This section provides an updated SA assessment of contemporary options for the employment land requirement to respond to Inspectors Letters ID28, ID36 and ID37.

### Baseline Need for Employment Land

9.2. Shropshire's baseline need for employment land is **250 hectares (ha) over 22 years from 2016 to 2038 at an annual rate of 11.5 ha/year**. This is determined from contemporary forecasts and employment land needs in the (EDNA) Economic Development Needs Assessment (2021) (EV043). This baseline need does not include any contribution towards unmet employment land needs in the Black Country.

9.3. The determination of the baseline need used the method in paragraphs 5.17–5.23 of the (ERTP) Employment Requirement Topic Paper (2021) (EV112). This adjusted the EDNA Growth Scenarios from the standard 40% density to an actual 26% density for employment development in Shropshire. **The baseline Experian Economic Forecast for Jobs Growth which identified an employment land need for 161.91ha has been adjusted to 250ha in the Housing and Employment Topic Paper (GCXX) in response to Inspectors' Letter ID37.**

9.4. The EDNA Growth Scenarios including the baseline Experian Economic Forecast were adjusted in ERTP (EV112) with the 30ha contribution included, for unmet need in the Black Country. This updated SA assesses each of the contemporary employment land options firstly with and then without this 30ha contribution to the Black Country.

### Development Plan Requirements

9.5. The Core Strategy (2011) (EV009) presents the strategic policies for the adopted Development Plan from 2006 to 2026. Core Strategy Policy CS1 Strategic Approach identifies an employment land requirement for **290 hectares over 20 years from 2006 to 2026 at an annual rate of 14.5 ha/year**.

9.6. The Submission Draft Local Plan (2021) (SD002) proposes the strategic policies for the period from 2016 to 2038. Draft Policy SP2 Strategic Approach currently proposes an employment land requirement for a **minimum 300 hectares over 22 years from 2016 to 2038 at an annual rate of 14.0 ha/year**. This would include the 30ha contribution towards unmet employment land need in the Black Country.

9.7. These requirements provide context for assessing the employment land requirement for the Submission Draft Local Plan and to confirm the soundness of the Plan.

## **Contemporary Options for the Employment Land Requirement to 2038**

### **Submission Draft Local Plan Objectives**

- 9.8. The Council intends that the Submission Draft Shropshire Local Plan will meet Shropshire’s employment land need for 250ha and support the Shropshire Economic Growth Strategy (2017 and as amended in 2022) by:
- a. Improving the location, range and choice of strategic development opportunities to meet the needs of local businesses and attract inward investment.
  - b. Ensuring the employment land offer is sustainable and accessible by focusing development into strategic corridors and principal and key centres.
  - c. Broadening the supply and distribution of business units and commercial premises and deliver a range and choice of modern, high quality floorspace options.
  - d. Attracting a range of business types and sizes to promote Shropshire:
    - i. as an investment location and a centre for business and enterprise;
    - ii. and establish new enterprises, support key sectors and clusters and deliver more, higher quality employment opportunities;
    - iii. as a location that encourages entrepreneurship and builds the skills and confidence of businesses to make successful investments and encourages residents to build their confidence to enter the labour market.
  - e. Attracting working age people to take employment in the County and use the opportunities offered by education, training and other support services to improve their prospects and meet the needs of businesses in the County.
- 9.9. To achieve these objectives, the Council will consider a number of contemporary employment land options and identify the appropriate employment land requirement for Shropshire. This seeks to implement EV044, the Shropshire Economic Growth Strategy and create a healthy local economy in Shropshire at: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/evidence-base-documents/> and subsequently updated in 2022 at: <https://shropshire.gov.uk/business-support/shropshire-s-economic-growth-strategy-2022-2027/>.
- 9.10. Shropshire Council has subsequently published the Shropshire Plan (2022) which sets out the 3 year rolling programme to deliver longer term strategies like the Local Plan. The Shropshire Plan commits the Council to work with our communities, our partners and neighbouring areas *“Supporting together a healthy economy, providing opportunities for people to return to employment, utilising skills people have developed. Supported through access to accommodation close to their place of work”*. The Shropshire Plan at: <https://next.shropshire.gov.uk/the-shropshire-plan-2022-2025/>.

### **Economic Growth Options 2017**

- 9.11. The Issues and Strategic Options Consultation (2017) (EV003.01) presented Economic Growth Options for ‘Significant Growth’, ‘High Growth’ and ‘Productivity Growth’.

These offered a choice for the strategic approach to Shropshire's economic strategy and indicated different scales of development for the employment land requirement.

9.12. In ID37, paragraph 5.8, it is noted that 'The original SA [SD006.01] did not ascribe land amounts to the different growth options it tested and so it is not as straightforward to compare as housing'. Although these Economic Growth Options were not quantified in the original SA, the anticipated scales of development for these options were indicated by the Council:

- Issues and Strategic Options Consultation (January 2017) identified Significant Growth to be 290ha, delivered over 20 years at a rate of 14.5ha/year.
- Scale and Distribution of Development Consultation (October 2017) (EV004.01) identified High Growth to be 300ha, delivered over 20 years at a rate of 15ha/year.
- Issues and Strategic Options Consultation (January 2017) identified Productivity Growth as a lower employment requirement which would provide more 'higher value' jobs. This option would have drawn on evidence in a preceding Employment Land Review (2012) identified in paragraphs 4.3 - 4.6 of the ERTS (EV112) where the employment land need based on past take up was 249ha delivered over 20 years at a rate of 12.45ha/year.

9.13. In ID37 paragraphs 5.7 and 5.8, the Inspectors indicate this updated SA assessment may focus on annual rates of development in the earlier Economic Growth Options.

#### **Reasonable Adjustments to the 2017 Economic Growth Options**

9.1 It is recognised in ID37, paragraph 6.1, that comparing the original Economic Growth Options to contemporary employment land options, requires some reasonable adjustments to the original 2017 options. These adjustments recognise the:

- Extension of the Plan period from 20 years to 22 years at 2038.
- Contribution of 30ha towards unmet employment land needs in the Black Country.

9.2 It should also recognise, the Economic Growth Options presented different strategic approaches for the economic strategy in the Plan and indicated the scale of development for each of the three approaches. Consultation document EV003.01 in paragraph 3.1, identified that the Local Plan Review would establish the employment land requirement for Shropshire. The Economic Growth Options were intended to inform the process of establishing this employment land requirement for Shropshire.

9.3 The Economic Growth Options were based on an assessment of employment land need at 2017 using evidence in the Shropshire Employment Land Review (2012). This evidence of need used the rates of past take up of employment land in Shropshire. In using past rates of employment development, this assessment recognised the lower density of employment development in Shropshire. This evidence identified the rate of past take up in Shropshire to be 12.45ha/yr.

9.4 The EDNA now provides the contemporary assessment of need based on forecast jobs growth for Shropshire for the period from 2016 to 2038 This contemporary

assessment of need is a further reasonable adjustment to the Economic Growth Options in the Issues and Strategic Options Consultation.

- 9.5 The EDNA provided the key evidence by identifying the contemporary jobs growth forecasts and their relative employment land needs. In the ERTTP, the Council then adjusted these relative employment land needs to reflect actual needs in Shropshire. This evidence has been used to then determine the reasonable employment land options to be assessed in this updated SA.

#### **Extension to the Plan Period**

- 9.14. When the Plan period was extended to 22 years, the scales of growth indicated in the Economic Growth Options (2017) were maintained at their previously proposed figures. This re-aligned the annual requirements in these growth options to the pattern of employment development in the County. This responded to the changing economic circumstances in Shropshire including: the County's economic experiences from the start of the millennium, the UK departure from the European Union and the Covid-19 downturn.
- 9.15. It is important to note this change in the Plan period from 20 year to 22 years when considering how the employment land options in the Issues and Strategic Options Consultation may be reasonably amended. This change to the Plan period does not affect the contemporary employment land scenarios identified in the EDNA because this critical evidence recognises the Plan period would last for 22 years ending in 2038.

#### **Assessing Economic Growth Options for Shropshire**

- 9.16. The original growth options in the Consultation document EV003.01 (Issues and Strategic Options) provided three options for: 'Productivity', 'Significant' and 'High' Growth. In response to ID37 and in particular paragraphs 5.3, 5.4, 5.7, 5.8, 6.1, 6.4 and 6.5, the Council have identified contemporary employment land options for: 'Productivity', 'Significant' and 'High' Growth which are considered to be consistent in principle with the growth options assessed in EV003.01 after making the reasonable adjustments noted here.
- 9.17. The important consideration in determining these contemporary employment land options is that, like the housing options, the baseline position for employment land need has changed since 2017. The updated need assessment is an important component of these reasonable employment land options for this updated SA.

#### **Contemporary economic assessments of Shropshire**

- 9.18. In 2017, the assessment of employment land need was provided by the Shropshire Employment Land Review (2012) which is recognised above in the description of the Productivity Growth option. This need assessment was superseded by the EDNA and adjustments made by the Council in the ERTTP (EV112). This contemporary evidence identifies the appropriate employment land options to be assessed in this updated SA. It is reasonable then, to relate the earlier Economic Growth Options to the findings of this updated SA for the contemporary employment land options, as suggested in ID37.

### Standard percentage uplifts for employment land options consistent with housing options

9.19. In ID37, paragraph 5.8 seeks to provide consistent advice on confirming the employment land options to the advice provided for the housing options. Further, in paragraph 5.8, the importance of aligning the employment growth with housing growth is recognised and this provides a mechanism to address the fact that the original SA did not ascribe land amounts to the different economic growth options. A further reasonable adjustment to these economic growth options is to recognise the guidance in ID37, paragraph 5.7 that the three economic growth options may be uplifted using percentage uplifts in within the range used for the housing growth options from need (0%), 5%, 10% and 15%.

### Contribution to unmet need in the Black Country

9.20. Shropshire Council intends to contribute 30ha towards unmet employment needs in the Black Country, as agreed through the Duty to Cooperate process. This contribution of employment land is expected to influence the commuting relationship between the Black Country and Shropshire to bring a much needed, additional flow of labour into the Shropshire market. This contribution should be considered in each of the contemporary employment land options.

### Contemporary employment land options for Shropshire

9.6 The contemporary employment land options shown in Table AA are identified from the baseline need for 250ha shown in GC28 and uplifted using the percentages indicated in ID37. The Productivity Growth option is considered to represent the baseline economic need of only 250ha which reflects the objectives of the Consultation document EV003.01.

**Figure 9.1 – Contemporary Employment Land Options 2016 – 2038**

Option Ref:	Description of Option	Employment Land Need to 2038		Uplift	Employment Land Options 2038		Options with Black Country 30ha Contribution	
		ha	ha/yr		ha	ha/yr	ha	ha/yr
1a	Shropshire Productivity Growth	250	11.5	0	250	11.5		
2a	Shropshire Significant Growth			10	275	12.5		
1b	Shropshire Productivity Growth with Black Country Contribution			0			280	12.75
3a	Shropshire High Growth			15	290	13.0		
2b	Shropshire Significant Growth with Black Country Contribution			10			300	14.0
3b	Shropshire High Growth with Black Country Contribution			15			320	14.5

9.7 These contemporary options are considered to best describe a range of potential employment land requirements for Shropshire as requested in ID36 and ID37. These options are suitable for assessment in the updated SA to test their sustainability and deliverability to provide the employment land requirement for Shropshire to 2038.

## Assessment of Reasonable Options for the Employment Land Requirement

9.21. The following tables summarise the additional SA assessment of the identified reasonable Employment Land Requirement Options:

**Table 9.1: Employment Land Requirement Option 1a: Productivity Growth**

<b>Employment Land Requirement Option 1a: Productivity Growth</b>				
This option represents the baseline employment land forecast over the 22-year plan period from 2016-2038. The baseline employment land forecast for Shropshire is identified in the Shropshire Economic Development Needs Assessment for 161.91 hectares and has been adjusted to 250 hectares to take account of the lower density of development in Shropshire. This option represents a total minimum employment land requirement of <b>250 hectares</b> over the 22 year period from 2016 to 2038 which gives an annual average of around <b>11.5 hectares/year</b> .				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
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 11.5ha/year which is much lower than the 14.5ha/year in the adopted Development Plan. This option would therefore result in a reduction in the planned release of greenfield land for employment development and a reduction in the current and proposed planned 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 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. The annual average employment land requirement of around 11.5ha/year is significantly lower than the 14.5ha/year in the adopted Development Plan, although it is comparable to recent annual average take-up in Shropshire between 2006 and 2020. The option would represent a slowing down in the rate of planned employment land development and could therefore affect the performance of the local economy by limiting the potential for positive changes in the business base, delivery of a lower level of new employment growth to meet the needs of the local population and reduction in 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society.	-/?	-/?	-/?	<p>A restructuring of Shropshire’s economy as proposed within this option may improve broadband service provision and connectivity, although there is uncertainty as to whether this option would achieve such significant changes even in the long term.</p> <p>In contrast, this option represents the lowest level of planned employment development and has a significantly lower annual average than that in the adopted Development Plan. The consequent lower levels of planned investment in the County, reduced planned growth in numbers in employment and reduced planned growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.</p>
5: Encourage the use of sustainable means of transport.	?	?	?	<p>The annual average rate of employment development would be 11.5ha/year which is much lower than the 14.5ha/year in the adopted Development Plan. As such, this option would significantly reduce aspiration for and have the lowest planned potential to provide employment to support the maintenance or improvement of existing access to and demand for public transport.</p> <p>Furthermore, whilst this option seeks to change the employment offer in Shropshire towards higher value jobs focused in urban locations, it is uncertain whether this option would deliver such significant changes. The specific 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.</p>
6: Reduce the need of people to travel by car.	?	?	?	<p>This option seeks restructure Shropshire’s economy including through a focus on urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. This could reduce the need for people to travel by car, although there is uncertainty as to whether this option would achieve such significant changes even in the long term.</p> <p>This option also has the lowest annual average rate of employment development at 11.5ha/year, which is much lower than the 14.5ha/year in the adopted Development Plan. This may encourage car borne commuting out/into the County, travel to work by car within the County and car travel for other purposes.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	<p>A restructuring of the economy towards greater productivity would indicate overall activity levels remaining similar to the current situation through increasing participation despite the lowest level of growth being proposed. In particular, recreational activities associated with the natural environment which are safeguarded in this option (Sustainability Objective 1) may benefit from greater participation.</p> <p>The lowest level of growth (which is significantly lower than that planned for in the adopted Development Plan) may positively contribute to safeguarding of recreational activities associated with the natural environment but could adversely affect public investment or commercial enterprise in new or existing, formal health, leisure or cultural facilities or services despite the urban focus for development providing good accessibility and resident working age population with families within the market catchment.</p> <p>On balance, it is considered there will be a balance and therefore little or no effect on the provision of health, leisure and recreational facilities even for this higher option.</p>
8: Protect and improve soil quality.	+	+	+	<p>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 locations 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, this option proposes the lowest level of growth at 11.5ha/year, significantly below the 14.5ha/year in the adopted Development Plan, which would further reduce potential impacts on soil quality as a result of planned development activity.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	+	+	+	<p>The lower level of growth, the urban focus where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs and nominal new greenfield releases would make the provision of water supply volumes, water quality standards and infrastructure investment more achievable and sustainable. It also poses a lower risk to water quality by avoiding pollution sources in rural areas and new water supply and infrastructure investment requires only limited extensions to the supply network or local capacity improvements. 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.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 annual average level of growth is the lowest of the reasonable options and lower than the adopted Development Plan. However, it is uncertain whether such significant changes would be achieved even in the longer term. Ultimately, this is dependent 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 of the options considered and the annual average level of growth is significantly less than that in the adopted Development Plan and as such 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.
12: Reduce carbon dioxide emissions.	+	+	+	Managing carbon dioxide emissions is a strategic objective for climate change adaptation, a 'carbon neutral' economy and quality of life improvements. A lower growth aspiration and scale of employment development positively impacts industrial emissions, commercial transport volumes and risks to air quality standards. This would reduce energy consumption in business/industrial sectors and growth in carbon dioxide emissions especially from transport and travel. However, this may discourage the uptake of renewable energy into production processes and the integration of new technologies to support a 'carbon neutral' economy but a reduction in the growth of carbon dioxide emissions would be a key outcome.
13: Promote adaptation and mitigation to climate change.	0	0	0	The mitigation and adaptation to climate change would remain at the same level with this lowest growth than planned within the adopted Development Plan with fewer opportunities to accelerate the climate change response but somewhat offset by a reduced potential for impact.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 annual average employment land requirement associated with this option is lower than within the adopted Development Plan and would therefore likely 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 would focus investment into sustainable urban locations to restructure the employment offer in the County towards more, higher value jobs although it is uncertain whether this economic objective would be achieved. This lowest level of growth, the urban focus for employment development and the distribution of new development into a limited number of settlements presents the lowest risk of harm or loss to heritage assets and their settings in the County.
16: Conserve and enhance landscape character and local distinctiveness.	+	+	+	Shropshire has a varied landscape recognised in the Shropshire Landscape Typology identifying different landscapes influenced by geology, topography, river networks, land management and ownership history, other human activity. Protection provided by special designations and local appreciation of Ironbridge Gorge World Heritage Site, Area of Outstanding Natural Beauty on impressive central moorlands of the Shropshire Hills, imposing Wenlock Edge and Clee Hills, the Green Belt and rich heritage from archaeology, human settlement and past development. 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 lowest growth option, with an annual average significantly below that in the adopted Development Plan, would have the least impact on landscape character and distinctiveness in the County.

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### **Summary of Employment Land Requirement Option 1a: Productivity Growth**

- 9.22. Option 1a seeks to target the provision of employment towards higher value jobs and into urban locations where investment demand is most likely to be expressed. Whilst the level of growth associated with this option is sufficient to meet local need for employment land, it represents the lowest level of employment land considered.
- 9.23. Due to the level of growth proposed within this option, it 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 a 'ceiling' on the scale of employment land development and the effects of market demand may increase levels/rates of development.

- 9.24. The annual average rate of employment land development resulting from this option would be generally consistent with recent take-up in Shropshire between 2006 and 2020, but is lower than that associated with the employment land requirements in the adopted Development Plan and as proposed within the submission version of the draft Shropshire Local Plan.
- 9.25. This option does not include a contribution towards unmet employment land need forecast to arise in the Black Country.
- 9.26. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- a. The employment land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed employment land requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the employment land requirement being exceeded.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. A combination of the above.
- 9.27. This option is expected to have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats; reduction of carbon dioxide emissions; promotion of the efficient use of natural resources; conservation and enhancement of landscape character and local distinctiveness; conservation and enhancement of heritage assets and their settings; and soil and water quality/water pollution.

- 9.28. 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.
- 9.29. This option could also have a positive effect on air quality/reducing air pollution risk; and flood risk/improved flood risk management. 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.
- 9.30. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society; the provision of support for physical activity and healthy communities; and the further promotion of 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.
- 9.31. The option could have a positive, neutral or negative effect on the reduction of the need to travel by car and the encouragement of the use of sustainable means of transport. This reflects the uncertainty as to whether this option would achieve the significant changes to the economy envisaged even in the long term and the significantly lower levels of planned employment development that may encourage car borne commuting out/into the County, travel to work by car within the County and car travel for other purposes.
- 9.32. The option could have a negative effect on the promotion of access to services for all sections of society. 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.

**Table 9.2: Employment Land Requirement Option 1b: Productivity Growth with a Contribution to the Black Country Authorities**

**Employment Land Requirement Option 1b: Productivity Growth Plus a 30 hectare Contribution to the Black Country Authorities unmet employment land need**

This option represents the adjusted baseline employment land forecast of 250 hectares which equates to an annual average of around 11.5 hectares/year over the 22-year plan period from 2016-2038.

This option provides a further 30 hectare contribution to the Black Country Authorities which represents a total minimum employment land requirement of **280 hectares** over the 22 year period from 2016 to 2038 which gives an annual average of around **12.75 hectares/year**.

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 annual average rate of employment development would be 12.75ha/year which is much lower than the 14.5ha/year in the adopted Development Plan. This option would therefore result in a reduction in the planned release of greenfield land for employment development and a reduction in the current and proposed planned 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 seeks to change the employment offer in Shropshire, it is sufficient to meet local need forecast to arise in Shropshire and to contribute to unmet need in the Black Country (which in turn provides opportunities to enhance the economy). The annual average employment land requirement of 12.75ha/year is lower than the 14.5ha/year in the adopted Development Plan, but is higher than annual average employment land take-up in Shropshire between 2006 and 2020. The option could represent a slowing down in the rate of planned employment land development and could therefore affect the performance of the local economy by limiting the potential for positive changes in the business base, delivery of a lower level of new employment growth to meet the needs of the local population and reduction to the scope for positive changes to the number and productivity of the resident, working age, labour force. This option would however provide some opportunities for strategic economic investment to meet demands in the local and sub-regional economy. This option could 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.

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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.	+/?	+/?	+/?	A restructuring of Shropshire's economy as proposed within this option may improve broadband service provision and connectivity, although there is uncertainty as to whether this option would achieve such significant changes even in the long term. In contrast, this option has a lower annual average employment land requirement than that in the adopted Development Plan. The consequent lower levels of planned investment in the County, reduced planned growth in numbers in employment and reduced planned growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.
5: Encourage the use of sustainable means of transport.	?	?	?	The annual average rate of employment development would be 12.75ha/year which is lower than the 14.5ha/year in the adopted Development Plan. As such, this option would reduce aspiration for and have the lowest planned potential for employment to support the maintenance or improvement of existing access to and demand for public transport. Whilst this option seeks to change the employment offer in Shropshire towards higher value jobs focused in urban locations, 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 restructure Shropshire's economy including through a focus on urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. This could reduce the need for people to travel by car, although there is uncertainty as to whether this option would achieve such significant changes even in the long term. However, the annual average rate of employment development would be 12.75ha/year which is lower than the 14.5ha/year in the adopted Development Plan, which could encourage car borne commuting out/into the County, travel to work by car within the County and car travel for other purposes.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	<p>A restructuring of the economy towards greater productivity would indicate overall activity levels remaining similar to the current situation through increasing participation despite the lowest level of growth being proposed. In particular, recreational activities associated with the natural environment which are safeguarded in this option (Sustainability Objective 1) may benefit from greater participation.</p> <p>Furthermore the lower level of growth than proposed within the adopted Development Plan may positively contribute to safeguarding of recreational activities associated with the natural environment but could adversely affect public investment or commercial enterprise in new or existing, formal health, leisure or cultural facilities or services despite the urban focus for development providing good accessibility and resident working age population with families within the market catchment.</p> <p>On balance, it is considered there will be a balance and therefore little or no effect on the provision of health, leisure and recreational facilities even for this higher option.</p>
8: Protect and improve soil quality.	+	+	+	<p>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 locations 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 has a lower annual average rate of development at 12.75ha/year than the 14.5ha/year in the adopted Development Plan, which would further reduce the potential for an impact on soil quality as a result of planned development activity.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	+	+	+	<p>The lower level of growth, the urban focus where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs and nominal new greenfield releases would make the provision of water supply volumes, water quality standards and infrastructure investment more achievable and sustainable. It also poses a lower risk to water quality by avoiding pollution sources in rural areas and new water supply and infrastructure investment requires only limited extensions to the supply network or local capacity improvements. Furthermore, the average annual employment land requirement associated with this option is the lower than that within the adopted Development Plan, which 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.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 annual average level of growth is lower than the adopted Development Plan. However, it is uncertain whether such significant changes would be achieved even in the longer term. Ultimately, this is dependent 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 a lower annual average level of growth than the adopted Development 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.
12: Reduce carbon dioxide emissions.	+	+	+	Managing carbon dioxide emissions is a strategic objective for climate change adaptation, a 'carbon neutral' economy and quality of life improvements. A lower growth aspiration and scale of employment development as proposed could positively impact on industrial emissions, commercial transport volumes and risks to air quality standards. This would reduce energy consumption in business/industrial sectors and growth in carbon dioxide emissions especially from transport and travel. However, this may discourage the uptake of renewable energy into production processes and the integration of new technologies to support a 'carbon neutral' economy. A consequent reduction in the growth of carbon dioxide emissions would still be a key outcome. It is expected provision to meet Black Country unmet need may have implications for carbon dioxide emissions.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	0	0	0	Opportunities to mitigate and adapt to climate change would likely remain at the same level as present, balanced by lower growth than planned within the adopted Development Plan which creates fewer opportunities to accelerate the climate change response but somewhat offset by a reduced potential for impact.
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 annual average employment land requirement associated with this option is lower than within the adopted Development Plan and would therefore likely 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 would focus investment into sustainable urban locations to restructure the employment offer in the County towards more, higher value jobs although it is uncertain whether this economic objective would be achieved. The level of growth, the urban focus for employment development and the distribution of new development into a limited number of settlements would present the lowest risk of harm or loss to heritage assets and their settings in the County. The provision of land to help meet Black Country unmet need would have an urban focus with a potential heritage impact but this may be addressed through site assessments and the master-planning of development.
16: Conserve and enhance landscape character and local distinctiveness.	+	+	+	Shropshire's varied landscapes and its special designations and locally appreciated features and distinctiveness would still be supported by the lower growth for Shropshire and its urban focus and nominal greenfield releases which would contain landscape impacts to localised effects around proposed development sites. 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 proposes a lower annual average scale of employment development than the adopted Development Plan as such it is expected to have a lower potential for impact on this Sustainability Objective.

## **Summary for Employment Land Requirement Option 1b: Productivity Growth with a Contribution to the Black Country**

### **Authorities**

- 9.33. Option 1b seeks to target the provision of employment towards higher value jobs and into urban locations where investment demand is most likely to be expressed. The level of growth associated with this option is sufficient to meet local need for employment land and includes a 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 9.34. However, the level of growth proposed within 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 a 'ceiling' on the scale of employment land development and the effects of market demand may increase levels/rates of development.
- 9.35. The annual average rate of employment land development resulting from this option is higher than recent take-up in Shropshire between 2006 and 2020, but is lower than that associated with the employment land requirements in the adopted Development Plan and as proposed within the submission version of the draft Shropshire Local Plan.
- 9.36. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- a. The employment land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed employment land requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the employment land requirement being exceeded.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. A combination of the above.

- 9.37. This option is expected to have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats; reduction of carbon dioxide emissions; promotion of the efficient use of natural resources; conservation and enhancement of landscape character and local distinctiveness; conservation and enhancement of heritage assets and their settings; and soil and water quality/water pollution.
- 9.38. 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 and diversification of the labour force through the proposed contribution to the unmet employment land need forecast to arise in the Black Country. Furthermore, the annual average level of employment land developed associated with this option is higher than recent take-up in Shropshire between 2006 and 2020. However, there is uncertainty as to whether such significant changes to the employment offer would be achieved even in the long term and this is a particular risk given the associated reduction in total employment provision. In addition, the ability to increase the amount of employment land developed will also be reliant on the effective implementation of the wider strategy and policies of the draft Shropshire Local Plan and the market.
- 9.39. This option could also have a positive effect on the promotion of access to services; reducing the need for people to travel by car; and reducing flood risk and improving flood management. 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.
- 9.40. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society; the provision of support for physical activity and healthy communities; and the further promotion of 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.
- 9.41. This option could also have a neutral effect on the use of sustainable means of transport; and air quality/air pollution. However, this is dependent on the implications of the proposed contribution to the unmet employment land need forecast to arise in the Black Country and the associated changes to commuting patterns. This is also 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.

**Table 9.3: Employment Land Requirement Option 2a: Significant Growth**

Employment Land Requirement Option 2a: Significant Growth				
<p>This option represents a 10% uplift on the adjusted baseline employment land forecast of 250 hectares over the 22-year plan period from 2016-2038 (annual average 11.5 hectares/year).</p> <p>This option represents a total minimum employment land requirement of <b>275 hectares</b> over the 22 year period from 2016 to 2038 which gives an annual average of around <b>12.5 hectares/year</b>.</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 provides a significant uplift on the forecast employment land need for Shropshire, to an annual rate of 12.5ha/yr. The annual average rate of employment development is much lower than the 14.5ha/year in the adopted Development Plan. This option would therefore result in a reduction in the planned release of greenfield land for employment development and a reduction in the current and proposed planned 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.	+/?	+/?	+/?	<p>This option provides a significant uplift on the forecast employment land need for Shropshire, to an annual rate of 12.5ha/yr. The annual average rate of employment development is much lower than the 14.5ha/year in the adopted Development Plan, but is higher than annual average employment land take-up in Shropshire between 2006 and 2020. The option would represent a slowing down in the rate of planned employment land development and could therefore affect the performance of the local economy by limiting the potential for positive changes in the business base, delivery of a lower level of new employment growth to meet the needs of the local population and reduction to the scope for positive changes to the number and productivity of the resident, working age, labour force.</p> <p>This option would provide more limited opportunities for strategic economic investment to meet demands in the local and sub-regional economy.</p> <p>This option could 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.</p>
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.	?	?	?	This option has a lower annual average employment land requirement than that in the adopted Development Plan. The consequent lower levels of planned investment in the County, reduced planned growth in numbers in employment and reduced planned growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.
5: Encourage the use of sustainable means of transport.	?	?	?	The annual average rate of employment development would be 12.5ha/year which is lower than the 14.5ha/year in the adopted Development Plan. As such, this option would reduce aspiration for and have the lowest planned potential for employment to support the maintenance or improvement of existing access to and demand for public transport. However, the location of employment development is also a significant factor in influencing any impact on the use of sustainable means of transport. 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 annual average rate of employment development would be 12.5ha/year which is lower than the 14.5ha/year in the adopted Development Plan, which could encourage car borne commuting out/into the County, travel to work by car within the County and car travel for other purposes. However, the location of employment development is also a significant factor in influencing any impact on reduction of the need to travel by car. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
7: Support active and healthy communities.	0	0	0	The lower level of growth than proposed within the adopted Development Plan may positively contribute to safeguarding of recreational activities associated with the natural environment but could adversely affect public investment or commercial enterprise in new or existing, formal health, leisure or cultural facilities or services despite the urban focus for development providing good accessibility and resident working age population with families within the market catchment. On balance, it is considered there will be a balance and therefore little or no effect on the provision of health, leisure and recreational facilities even for this higher option.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 12.5ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on soil quality as a result of planned development activity. 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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 12.5ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on water quality and water pollution as a result of planned development activity. 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.	+/?	+/?	+/?	This option represents a level of growth at 12.5ha/year which is below the 14.5ha/year in the adopted Development Plan. Lower levels of planned development are more likely to be accommodated in areas of low flood risk. However, ultimately, this is dependent 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 represents a level of growth at 12.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year). 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions.	+	+	+	The management of carbon dioxide emissions is a strategic matter for achieving a 'carbon neutral' economy and improving standards of living in Shropshire. The scale of planned development associated with this option is lower than that in the adopted Development Plan as such it could positively impact on industrial emissions, commercial transport volumes and risks to air quality standards. This would reduce energy consumption in business/industrial sectors and growth in carbon dioxide emissions especially from transport and travel. However, this may discourage the uptake of renewable energy into production processes and the integration of new technologies to support a 'carbon neutral' economy. A consequent reduction in the growth of carbon dioxide emissions would still be a key outcome.
13: Promote adaptation and mitigation to climate change.	0	0	0	Opportunities to mitigate and adapt to climate change would likely remain at the same level as present, balanced by lower growth than planned within the adopted Development Plan which creates fewer opportunities to accelerate the climate change response but somewhat offset by a reduced potential for impact.
14: Promote efficient use of natural resources.	+	+	+	The annual average employment land requirement associated with this option is lower than within the adopted Development Plan and would therefore likely reduce the demand for primary resources and increase potential for use of secondary/recycled resources and the potential for focusing development on previously developed land.
15: Conserve and enhance features and areas of heritage value and their setting.	+/?	+/?	+/?	The annual average employment land requirement associated with this option is lower than within the adopted Development Plan and would therefore likely has a reduced potential to harm existing heritage assets and their settings. However, this may be somewhat offset by reduced / lower opportunities to contribute to their restoration, enhancement and long-term management.
16: Conserve and enhance landscape character and local distinctiveness.	+	+	+	Shropshire's varied landscapes and its special designations and locally appreciated features and distinctiveness would still be supported by the lower growth for Shropshire. 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 proposes a lower annual average scale of employment development than the adopted Development Plan as such it is expected to have a lower potential for impact on this Sustainability Objective.

## **Summary for Employment Land Requirement Option 2a: Significant Growth**

- 9.42. Option 2a provides a significant 10% uplift to the forecast employment land need for Shropshire. As such, it provides 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. Furthermore, the employment land requirement does not represent a 'ceiling' on the scale of employment land development and the effects of market demand could still increase levels/rates of development. However, this option does not include a contribution towards unmet employment land need forecast to arise in the Black Country.
- 9.43. The annual average rate of employment land development resulting from this option is higher than recent take-up in Shropshire between 2006 and 2020, but is lower than that associated with the employment land requirements in the adopted Development Plan and as proposed within the submission version of the draft Shropshire Local Plan.
- 9.44. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- a. The employment land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed employment land requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the employment land requirement being exceeded.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. A combination of the above.
- 9.45. This option is expected to have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats; reduction of carbon dioxide emissions; promotion of the efficient use of natural resources; and conservation and enhancement of landscape character and local distinctiveness.

- 9.46. This option should have a positive effect on the encouragement of a strong and sustainable economy in Shropshire, as whilst the annual average level of employment land developed associated with this option is lower than the requirement in the adopted Development Plan, it is higher than recent take-up in Shropshire between 2006 and 2020.
- 9.47. This option could also have a positive effect on reducing flood risk and improving flood management; and conservation and enhancement of heritage assets and their settings. However, this is dependent on factors such as the specific location of development – with the strategic distribution of development and specific site allocations assessed elsewhere in the SA process.
- 9.48. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society; the provision of support for physical activity and healthy communities; and the further promotion of 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.
- 9.49. This option could have a positive, neutral or negative effect on the promotion of access to services; the use of sustainable means of transport; reducing the need for people to travel by car; and soil, air and water quality and air/water pollution. This impact is dependent on factors such the specific location of development – with the strategic distribution of development and specific site allocations assessed elsewhere in the SA process.

**Table 9.4: Employment Land Requirement Option 2b: Significant Growth with a Contribution to the Black Country Authorities**

**Employment Land Requirement Option 2b: Significant Growth Plus a 30 hectare Contribution to the Black Country Authorities unmet employment land need**

This option represents the adjusted baseline employment land forecast of 250 hectares (annual average 11.5 hectares/year) with a 10% uplift to 275 hectares at an annual average of 12.5 hectares/year over the 22 year period from 2016 to 2038.

This option provides a further 30 hectare contribution to the Black Country Authorities which represents a total minimum employment land requirement of **300 hectares** over the 22 year period from 2016 to 2038 which gives an annual average of around **14 hectares/year**.

Sustainability Objectives	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 provides a significant uplift on the forecast employment land need for Shropshire, plus a further contribution of 30ha of employment land towards unmet need in the Black Country. The 14ha annual average rate of employment development proposed within this option, is similar to but below the 14.5ha annual average rate within the adopted Development Plan. This option would therefore result in a small reduction in the planned release of greenfield land for employment development and a reduction in the current and proposed planned 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 provides a significant uplift on the forecast employment land need for Shropshire, plus a further uplift as a contribution to the Black Country (which in turn provides opportunities to enhance the economy), to an annual average rate of 14ha/yr. This annual average rate is comparable to but less than the 14.5ha/year annual average rate in the adopted Development Plan, but is higher than annual average employment land take-up in Shropshire between 2006 and 2020. 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.

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Sustainability Objectives	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.	?	?	?	This option has a lower annual average employment land requirement than that in the adopted Development Plan. The consequent lower levels of planned investment in the County, reduced planned growth in numbers in employment and reduced planned growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.
5: Encourage the use of sustainable means of transport.	+	+	+	This option has a similar annual average employment land requirement to that in the adopted Development Plan, but includes a specific contribution to the Black Country. There would therefore 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, enhanced by increased commuting from the Black Country. 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.	-	-	-	This option has a similar annual average employment land requirement to that in the adopted Development Plan. However, as this growth includes a contribution to the Black Country, it would be more attractive to workers commuting to employment in the County. Therefore whilst this option would encourage use and provision of sustainable modes of transport, it would also likely encourage car borne commuting to good quality employment in the County. This is anticipated in the provision of land to help meet Black Country unmet need, which could adversely impact the objective to reduce car travel. On balance, this option is considered likely to adversely impact the objective to reduce car travel.

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	This option has a similar annual average employment land requirement to that in the adopted Development Plan. Recreational activities may be associated with the natural environment (which Sustainability Objective 1 considers to be positively affected by this option) or formal health, leisure or cultural facilities provided through public investment or commercial enterprises. In this option, anticipated overall activity levels may remain similar to the current situation because the proposed scale of development is similar to that of the adopted Development Plan. The encouragement of cross boundary travel to work movements into the County might mitigate any reduction to anticipated demand for commercial 'recreational' services, but could also somewhat limit capacity available to resident communities.
8: Protect and improve soil quality.	-/?	-/?	-/?	This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is less than but comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. As a result, it is anticipated this option could negatively impact the soil resources and best and most versatile agricultural land. However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	-/?	-/?	-/?	This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is less than but comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. As a result, it is anticipated this option could negatively impact the water quality and water pollution. However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management.	-/?	-/?	-/?	<p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is less than but comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>As a result, it is anticipated this option could negatively impact the water quality and water pollution.</p> <p>However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	0/?	0/?	0/?	<p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>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.</p>
12: Reduce carbon dioxide emissions.	0/?	0/?	0/?	<p>The management of carbon dioxide emissions is a strategic matter for achieving a 'carbon neutral' economy and improving standards of living in Shropshire. This significant scale of development is not expected to adversely impact industrial emissions, transport volumes and air quality standards compared to planned development in the adopted Development Plan.</p> <p>This might also facilitate uptake of renewable energy into primary production processes and integration of new technologies to contribute towards achieving a 'carbon neutral' economy. It is expected provision to meet Black Country unmet need may have implications for carbon dioxide emissions.</p>

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	+	+	+	<p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>This may increase car usage and distances travelled but would necessitate investment in public transport and a movement towards more active travel in urban locations. Greater prosperity with increased participation would encourage the migration from fossil fuel to electric vehicles, uptake of renewable energy into primary production processes and integration of new technologies for the 'carbon neutral' economy. The delivery of land to help meet Black Country unmet need would positively impact this sustainability objective by further encouraging practices to help address the climate change emergency.</p>
14: Promote efficient use of natural resources.	-	-	-	<p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>It will entail the release of land for new development including greenfield sites. There would be a greater need for primary aggregate to deliver strategic infrastructure investment to access and service these sites. This need would be increased through the provision of land to help meet Black Country unmet need in Shropshire.</p>
15: Conserve and enhance features and areas of heritage value and their setting.	-	-	-	<p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>The scale of development in this option has some potential to contribute towards the restoration, enhancement and long-term management of the setting of heritage assets subject to the needs of specific locations. However, this option could also have a more widespread impact on heritage assets arising from economic development, negatively impacting this Sustainability Objective.</p> <p>The extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.</p>

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness.	-	-	-	<p>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.</p> <p>This option represents one of the highest growth options considered. It includes a significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020.</p> <p>The extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.</p>

**Summary for Employment Land Requirement Option 2b: Significant Growth with a Contribution to the Black Country Authorities**

- 9.50. Option 2b provides a significant 10% uplift to the forecast employment land need for Shropshire. As such, it provides 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. Furthermore, the employment land requirement does not represent a ‘ceiling’ on the scale of employment land development and the effects of market demand could still increase levels/rates of development.
- 9.51. This option also includes a further 30ha uplift, as a specific contribution towards the unmet employment land needs forecast to arise in the Black Country.
- 9.52. The annual average rate of employment land development resulting from this option is consistent with the annual average employment land requirement proposed within the submission version of the draft Shropshire Local Plan and comparable to but somewhat lower than that associated with the employment land requirement in the adopted Development Plan. However, it is higher than the annual average employment land take-up in Shropshire between 2006 and 2020.
- 9.53. This option would encourage a significant level of strategic economic investment and improvements in the growth and performance of the local economy. As such, it is expected to have a strongly positive effect on the encouragement of a strong and sustainable economy throughout Shropshire. This would improve the sustainability of the local economy and help to deliver the economic aspirations across the county. These aspirations would include the creation of more, higher quality jobs; and accelerated changes to the number and productivity of the resident, working age, labour force.

- 9.54. It is also expected that this option would have a positive effect on the encouragement of the use of sustainable means of transport; the promotion of adaptation and mitigation to climate change; and the range of plants and animals and the quality and extent of wildlife habitats.
- 9.55. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society; and supporting healthy and active communities. Ultimately these issues are more likely to be affected by other elements of the Local Plan assessed elsewhere in the SA process. It may also have a neutral effect on air quality/air pollution; and reduction of carbon dioxide emissions. However, this is somewhat dependent on other factors such as the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
- 9.56. This option could have a positive, neutral or negative effect on the promotion of access to services. This impact is dependent on a number of factors.
- 9.57. This option is expected to have a negative effect on reducing the need to travel by car; promotion of the efficient use of natural resources; conservation and enhancement of heritage assets; and conservation and enhancement of landscape character and local distinctiveness. However, the extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.
- 9.58. The option could also have a negative effect on soil quality; water quality/pollution; and flood risk/management. However, this will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.

**Table 9.5: Employment Land Requirement Option 3a: High Growth**

Employment Land Requirement Option 3a: High Growth				
<p>This option represents a 15% uplift on the adjusted baseline employment land forecast of 250 hectares over the 22-year plan period from 2016-2038 (annual average 11.5 hectares/year).</p> <p>This option represents a total minimum employment land requirement of <b>290 hectares</b> over the 22 year period from 2016 to 2038 which gives an annual average of around <b>13 hectares/year</b>.</p>				
Sustainability Objectives	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 provides a significant uplift on the forecast employment land need for Shropshire. The 13ha annual average rate of employment development proposed within this option is below the 14.5ha annual average rate within the adopted Development Plan. This option would therefore result in a reduction in the planned release of greenfield land for employment development and a reduction in the current and proposed planned 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 provides a significant uplift on the forecast employment land need for Shropshire, to an annual average rate of 13ha/yr. This annual average rate is less than the 14.5ha/year annual average rate in the adopted Development Plan, but is higher than annual average employment land take-up in Shropshire between 2006 and 2020. The option would represent a slowing down in the rate of planned employment land development. However, it would continue to support the achievement of economic growth aspirations including the creation of more jobs, and support to diversify our labour force. This option could provide some limited opportunities for strategic economic investment to meet demands in the local and sub-regional economy. This option could 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 Objectives	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society.	?	?	?	This option has a somewhat lower annual average employment land requirement than that in the adopted Development Plan. The consequent lower levels of planned investment in the County, reduced planned growth in numbers in employment and reduced planned growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.
5: Encourage the use of sustainable means of transport.	?	?	?	The annual average rate of employment development would be 13ha/year which is somewhat lower than the 14.5ha/year in the adopted Development Plan. As such, this option would reduce aspiration for and have the lowest planned potential for employment to support the maintenance or improvement of existing access to and demand for public transport. However, the location of employment development is also a significant factor in influencing any impact on the use of sustainable means of transport. 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 annual average rate of employment development would be 13ha/year which is somewhat lower than the 14.5ha/year in the adopted Development Plan, which could encourage car borne commuting out/into the County, travel to work by car within the County and car travel for other purposes. However, the location of employment development is also a significant factor in influencing any impact on reduction of the need to travel by car. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
7: Support active and healthy communities.	0	0	0	The lower level of growth than proposed within the adopted Development Plan may positively contribute to safeguarding of recreational activities associated with the natural environment but could adversely affect public investment or commercial enterprise in new or existing, formal health, leisure or cultural facilities or services despite the urban focus for development providing good accessibility and resident working age population with families within the market catchment. On balance, it is considered there will be a balance and therefore little or no effect on the provision of health, leisure and recreational facilities even for this higher option.

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 13ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on soil quality as a result of planned development activity. 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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 13ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on water quality and water pollution as a result of planned development activity. 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.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 13ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on flood risk. 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.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?	?	?	The employment land requirement associated with this option has a lower annual average rate of development at 13ha/year than the 14.5ha/year in the adopted Development Plan, which would reduce the potential for impact on air quality and air pollution as a result of planned development activity. 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	The management of carbon dioxide emissions is a strategic matter for achieving a 'carbon neutral' economy and improving standards of living in Shropshire. This scale of development is not expected to adversely impact industrial emissions, transport volumes and air quality standards compared to planned development in the adopted Development Plan. This might also facilitate uptake of renewable energy into primary production processes and integration of new technologies to contribute towards achieving a 'carbon neutral' economy.

Sustainability Objectives	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	0	0	0	Opportunities to mitigate and adapt to climate change would likely remain at the same level as present, balanced by lower growth than planned within the adopted Development Plan which creates fewer opportunities to accelerate the climate change response but somewhat offset by a reduced potential for impact.
14: Promote efficient use of natural resources.	+/?	+/?	+/?	The annual average employment land requirement associated with this option is somewhat lower than within the adopted Development Plan and would therefore likely reduce the demand for primary resources and increase potential for use of secondary/recycled resources and the potential for focusing development on previously developed land. However, this is also somewhat dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
15: Conserve and enhance features and areas of heritage value and their setting.	+/?	+/?	+/?	The annual average employment land requirement associated with this option is somewhat lower than within the adopted Development Plan and would therefore likely has a reduced potential to harm existing heritage assets and their settings. However, this may be somewhat offset by reduced / lower opportunities to contribute to their restoration, enhancement and long-term management. This is also somewhat dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
16: Conserve and enhance landscape character and local distinctiveness.	+/?	+/?	+/?	Shropshire's varied landscapes and its special designations and locally appreciated features and distinctiveness would still be supported by the lower growth for Shropshire. 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 proposes a somewhat lower annual average scale of employment development than the adopted Development Plan as such it is expected to have a lower potential for impact on this Sustainability Objective. However, this is also somewhat dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.

### **Summary for Employment Land Requirement Option 3a: High Growth**

9.59. Option 3a provides a very significant 15% uplift to the forecast employment land need for Shropshire. As such, it provides very significant 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. Furthermore, the employment land requirement does not represent a

'ceiling' on the scale of employment land development and the effects of market demand could still increase levels/rates of development.

9.60. However, this option does not include a contribution towards unmet employment land need forecast to arise in the Black Country.

9.61. The annual average rate of employment land development resulting from this option is higher than recent take-up in Shropshire between 2006 and 2020, but is lower than that associated with the employment land requirements in the adopted Development Plan and as proposed within the submission version of the draft Shropshire Local Plan.

9.62. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:

- a. The employment land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed employment land requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the employment land requirement being exceeded.
- b. 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.
- c. 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.
- d. 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.
- e. A combination of the above.

9.63. This option would encourage investment and improvements supporting the growth and performance of the local economy. As such, it is expected to have a positive effect on the encouragement of a strong and sustainable economy throughout Shropshire. This would improve the sustainability of the local economy and help to deliver the economic aspirations across the county. These aspirations would include the creation of more, higher quality jobs; and accelerated changes to the number and productivity of the resident, working age, labour force.

- 9.64. This option is also expected to have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats.
- 9.65. This option could have a positive effect on the promotion of efficient use of natural resources; conservation and enhancement of heritage assets; and the conservation and enhancement of landscape character. However, this is somewhat dependent on factors such as the strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 9.66. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society; the provision of support for physical activity and healthy communities; reduction of carbon dioxide emissions; and the further promotion of 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.
- 9.67. This option could have a positive, neutral or negative effect on the promotion of access to services; the use of sustainable means of transport; reducing the need for people to travel by car; soil, air and water quality and air/water pollution; and flood risk. This impact is dependent on factors such the specific location of development – with the strategic distribution of development and specific site allocations assessed elsewhere in the SA process.

**Table 9.6: Employment Land Requirement Option 3b: High Growth with a Contribution to the Black Country Authorities**

**Employment Land Requirement Option 3b: High Growth Plus a 30 hectare Contribution to the Black Country Authorities unmet employment land need**

This option represents the adjusted baseline employment land forecast of 250 hectares (annual average 11.5 hectares/year) with a 15% uplift to 290 hectares at an annual average of 13 hectares/year over the 22 year period from 2016 to 2038.

This option provides a further 30 hectare contribution to the Black Country Authorities which represents a total minimum employment land requirement of **320 hectares** over the 22 year period from 2016 to 2038 which gives an annual average of around **14.5 hectares/year**.

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 highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. This option would likely require large greenfield sites to be released. Such sites would require a master-planned 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 represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country (which in turn provides opportunities to enhance the economy). 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 diversification of 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

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.	?	?	?	This option represents the highest growth option considered. The continued investment and numbers of working age people in employment would likely create demand for existing and new services and facilities that serve communities in the county. However, this demand could increase pressures on these services, 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.	-	-	-	This highest growth option would be attractive to workers commuting to employment in the County. Therefore whilst this option would encourage use and provision of sustainable modes of transport, it would also likely encourage car borne commuting to good quality employment in the County. This is anticipated in the provision of land to help meet Black Country unmet need, which could adversely impact the objective to reduce car travel. On balance, this option is considered likely to adversely impact the objective to reduce car travel.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+	+	+	<p>Recreational activities are associated with the natural environment and formal health, leisure or cultural facilities provided through public investment or commercial enterprises.</p> <p>It is considered that this option could negatively affect recreational activities are associated with the natural environment, as concluded within the assessment of Sustainability Objective 1. However, it is also considered that as overall economic activity levels would increase and significant economic development would occur, this could positively influence the capacity to support new and existing formal health, leisure and cultural facilities and activities. This outcome would be supported by, but may also require additional provision, as a result of changes to commuting patterns with the Black Country.</p>
8: Protect and improve soil quality.	-/?	-/?	-/?	<p>This option represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. As a result, it is anticipated this option could negatively impact the soil resources and best and most versatile agricultural land.</p> <p>However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	-/?	-/?	-/?	<p>This option represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. As a result, it is anticipated this option could negatively impact the water quality and water pollution.</p> <p>However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management.	-/?	-/?	-/?	This option represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. As a result, it is anticipated this option could negatively impact the water quality and water pollution. However, this is also dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?/0	?/0	?/0	This option represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. 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.	-	-	-	The management of carbon dioxide emissions is a strategic matter for achieving a 'carbon neutral' economy and improving standards of living in Shropshire. The scale of employment land provision and the rate of economic activity may have implications for industrial emissions, transport volumes and air quality standards. However, greater economies of scale would offer opportunities for increasing provision of energy from renewable sources, reducing energy consumption with greater energy efficiency. This might also encourage a greater uptake of renewable energy into primary production processes and a further integration of new technologies to help achieve a 'carbon neutral' economy. It is expected this highest scale of employment land provision may have implications for carbon dioxide emissions including provision to meet Black Country unmet need subject to the proposed use of the land.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	+	+	+	This highest option would have the greatest capacity to increase investment in the Shropshire economy to achieve our economic growth aspirations including creating more jobs. This may increase car usage and distances travelled but would necessitate investment in public transport and a movement towards more active travel in urban locations. Greater prosperity with increased participation would encourage the migration from fossil fuel to electric vehicles, uptake of renewable energy into primary production processes and integration of new technologies for the 'carbon neutral' economy. The delivery of land to help meet Black Country unmet need would positively impact this sustainability objective by further encouraging practices to help address the climate change emergency.
14: Promote efficient use of natural resources.	-	-	-	This option represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. It will entail the release of land for new development including greenfield sites. There would be a greater need for primary aggregate to deliver strategic infrastructure investment to access and service these sites. This need would be increased through the provision of land to help meet Black Country unmet need in Shropshire.
15: Conserve and enhance features and areas of heritage value and their setting.	-	-	-	This is the highest scale of growth and of the options considered would require the release of the largest amount of land (including greenfield land) for development. The scale of development in this option has some potential to contribute towards the restoration, enhancement and long-term management of the setting of heritage assets subject to the needs of specific locations. However, this option could also have a more widespread impact on heritage assets arising from economic development, negatively impacting this Sustainability Objective. The extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the 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 represents the highest growth option considered. It includes a very significant uplift on the forecast employment land need for Shropshire and a 30ha contribution to the Black Country. It equates to an annual average rate of 14.5ha/yr, which is comparable with that in the adopted Development Plan, but is significantly higher than the recent annual average take-up in Shropshire between 2006 and 2020. The extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.

### **Summary for Employment Land Requirement Option 3b: High Growth with a Contribution to the Black Country Authorities**

- 9.68. Option 3b represents the highest of the reasonable employment land growth options considered. The employment land requirement associated with this option equates to a level of growth that is substantially higher than any of the preceding options. This scale of growth would require the highest level of land for development, likely including large greenfield sites to be released compared with these other options. However, the release of these greenfield sites would be supported by a master-planning approach to their development. The approach to the strategic distribution and specific site allocations are separately assessed in the SA process.
- 9.69. This option provides a very significant 15% uplift to the forecast employment land need for Shropshire. As such, it provides very significant 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. Furthermore, the employment land requirement does not represent a ‘ceiling’ on the scale of employment land development and the effects of market demand could still increase levels/rates of development.
- 9.70. This option also includes a further 30ha uplift, as a specific contribution towards the unmet employment land needs forecast to arise in the Black Country.
- 9.71. The annual average rate of employment land development resulting from this option is higher than recent take-up in Shropshire between 2006 and 2020 and that proposed within the submission version of the draft Shropshire Local Plan. It is equivalent to the annual average rate of employment land development associated with the aspirational employment land requirement in the adopted Development Plan.

- 9.72. As this level of growth is higher than that currently proposed within the draft Shropshire Local Plan, it could mean that:
- a. Greater reliance is placed on the employment land supply associated with proposed settlement guidelines and windfall allowances. Settlement employment guidelines proposed within the draft Shropshire Local Plan constitute either the level of employment land to be made available for development or specifically subject to development, dependent on location. Windfall allowances allow some flexibility for sites that are not allocated for development/other sources of supply to come forward. The settlement guidelines and associated windfall allowances proposed within the submission version of the draft Shropshire Local Plan provide significant flexibility and allow for choice and competition in the market and there may be an opportunity for them to accommodate an uplift to the employment land requirement.
  - b. Settlement guidelines and windfall allowances in one or more settlements could be increased in order to provide further flexibility for supply to come forwards.
  - c. The density of proposed site allocations could be increased, thereby increasing their capacity. However, a very cautious approach would be required as significant effort has already been undertaken to maximise site density for employment allocations – although this is challenging in a Shropshire context. Furthermore, it would be necessary to consider whether the increased density still resulted in an appropriate form of development, as such this exercise would need to be undertaken on a site by site basis.
  - d. One or more of the proposed site allocations could be expanded to increase its capacity. There may be opportunities to extend the site area of proposed allocations in order to increase capacity. This additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
  - e. One or more additional site allocations could be proposed. Additional site allocations could be associated with existing settlements or new strategic settlements. They could be allocated in order to provide additional capacity. This additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
  - f. A combination of the above. It may be appropriate to consider one or more of the identified options in combination.
- 9.73. This option would encourage the highest level of strategic economic investment and improvements in the growth and performance of the local economy. As such, it is expected to have a strongly positive effect on the encouragement of a strong and sustainable economy throughout Shropshire. This would improve the sustainability of the local economy and help to deliver the economic aspirations across the county. These aspirations would include the creation of more, higher quality jobs; and accelerated changes to the number and productivity of the resident, working age, labour force.
- 9.74. It is also expected that this option would have a strongly positive effect on the encouragement of the use of sustainable means of transport, as the level of economic development supports investment in transport infrastructure.

- 9.75. This option is expected to have a positive effect on the promotion of adaptation and mitigation to climate change; and support for active and healthy communities.
- 9.76. It is expected that this option would have a neutral effect on the provision of sufficient good quality housing which meets the needs of all sections of society. Ultimately these issues are more likely to be affected by other elements of the Local Plan assessed elsewhere in the SA process. It may also have a neutral effect on air quality/air pollution; however, this is somewhat dependent on the strategic distribution of development and the location of site allocations, which are assessed separately in the SA process.
- 9.77. This option could have a positive, neutral or negative effect on the promotion of access to services.
- 9.78. This option is expected to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats; reducing the need to travel by car; reduction of carbon dioxide emissions; promotion of the efficient use of natural resources; conservation and enhancement of heritage assets; and conservation and enhancement of landscape character and local distinctiveness. However, the extent of any impact will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.
- 9.79. The option could also have a negative effect on soil quality; water quality/pollution; and flood risk/management. However, this will be dependent on the strategic distribution of development and specific site allocations, which are assessed separately within the SA process.

## **Comparison Summary of Reasonable Options for the Employment Land Requirement**

- 9.80. 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 updated additional SA assessment work is summarised within Tables 9.1 to 9.6 above.
- 9.81. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the employment land requirement, Table 9.7 has been prepared for illustrative purposes. This summarises, for comparison, how the three reasonable alternative options (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) perform against each SA objective.
- 9.82. This is achieved by 'ranking' the performance of each reasonable option from the best performing (1) to the poorest performing (6) 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.
- 9.83. 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.
- 9.84. 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 9.7: Comparison of Employment Land Requirement Options**

Sustainability Objective	Option 1a: Productivity Growth	Option 1b: Productivity Growth + 30ha Contribution to Black Country	Option 2a Significant Growth	Option 2b: Significant Growth + 30ha Contribution to Black Country	Option 3a: High Growth	Option 3b: High Growth + 30ha Contribution to Black Country
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	3	5	4	6
2: Encourage a strong and sustainable economy throughout Shropshire	6	4	5	2	3	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	N/A	N/A	N/A	N/A	N/A	N/A
4: Promote access to services for all sections of society	6	1	5	3	4	2
5: Encourage the use of sustainable means of transport	4	3	6	2	5	1
6: Reduce the need of people to travel by car	2	1	3	5	4	6
7: Support active and healthy communities.	2	2	2	2	2	1
8: Protect and improve soil quality	1	2	3	5	4	6
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	2	3	5	4	6
10: Reduce flood risk and improve flood management	1	2	3	5	4	6
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	1	2	3	5	4	6
12: Reduce carbon dioxide emissions	1	2	3	5	4	6
13: Promote adaptation and mitigation to climate change	3	3	3	2	3	1
14: Promote efficient use of natural resources	1	2	3	5	4	6
15: Conserve and enhance features and areas of heritage value and their setting	1	2	3	5	4	6
16: Conserve and enhance landscape character and local distinctiveness	1	2	3	5	4	6

## Conclusion

- 9.85. Tables 9.1 - 9.6 summarise the updated additional SA assessment work for each of the reasonable employment land requirement options identified in this section of the additional SA assessment. Table 9.7 summarises, for comparison, how the three reasonable alternatives (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) perform against each of the SA objectives – this is for illustrative purposes only.
- 9.86. 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’.
- 9.87. It is apparent from the results of the updated additional SA assessment work that none of the reasonable employment land 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.
- 9.88. Conversely, employment land requirement options 2b (significant growth plus a 30ha employment land contribution to the Black Country Authorities) and 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) are both likely to result in a strongly positive effect on *SA objective 2: encouragement of a strong and sustainable economy throughout Shropshire* in the short, medium and long term.
- 9.89. Furthermore, option 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) is likely to have a strongly positive effect on *SA objective 5: encouraging the use of sustainable means of transport* in the short, medium and long term.
- 9.90. 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).
- 9.91. The potential for options 2b (significant growth plus a 30ha employment land contribution to the Black Country Authorities) and 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) to achieve a strongly positive effect on *SA objective 2: encouragement of a strong and sustainable economy throughout Shropshire* is perhaps unsurprising this is directly related to the amount of employment land developed, and these options represent significant levels of employment land development in a Shropshire context. They also present the opportunity to attract additional employment opportunities (as employers seek appropriate sites to meet their needs) and workforce from the Black Country (through changes to commuting patterns).

- 9.92. The potential for option 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) to achieve a strongly positive effect on *SA objective 5: encouraging the use of sustainable means of transport* is linked to the ‘critical mass’ which supports such provision, created by this significant level of employment development (and associated movements of materials and employees) and changes to commuting patterns as a result of the contribution to the unmet employment land need forecast to arise in the Black Country.
- 9.93. 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 this updated additional SA assessment of reasonable options for the employment land requirement, the conclusion is in some instances unknown. The strategic distribution and location of development (sites) are assessed separately within the SA process.
- 9.94. In general terms, the updated additional SA assessment work can be summarised as concluding that the greater the level of employment land proposed within the option, the greater the likelihood of positive impacts on social and economic factors. Conversely the greater the level of employment land proposed within the option, the greater the likelihood of negative impacts on environmental factors.
- 9.95. However, this is also impacted by whether the option involves a proposed restructure of the economy (as proposed within the productivity growth options) or includes a proposed contribution to the unmet employment land need forecast to arise in the Black Country – with potential for changes to commuting patterns as a result.
- 9.96. **It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.**
- 9.97. The employment land requirement within options 1a (productivity growth), 1b (productivity growth plus a 30ha employment land contribution to the Black Country Authorities), 2a (significant growth), 2b (significant growth plus a 30ha employment land contribution to the Black Country Authorities) and 3a (high growth) represent annual average levels of employment land development that are to varying degrees less than the annual average employment land requirement within the adopted Development Plan. This is perhaps unsurprising as the adopted Development Plan sets a very ambitious and aspirational employment land requirement. However, crucially the amount of growth proposed within all these options, is sufficient to meet local employment land need.
- 9.98. Furthermore, with the exception of option 1a (which has a comparable annual average employment land requirement to recent annual average take-up in Shropshire between 2006 and 2020), all options have an annual average employment land requirement that exceeds recent annual average take-up in Shropshire between 2006 and 2020.
- 9.99. Option 2b (significant growth plus a 30ha employment land contribution to the Black Country Authorities) results in a comparable employment land requirement to that proposed within the submission version of the draft Shropshire Local Plan.

- 9.100. Options 1a (productivity growth), 1b (productivity growth plus a 30ha employment land contribution to the Black Country Authorities), 2a (significant growth) and 3a (high growth) all result in a lower employment land requirement than that proposed within the submission version of 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 all of these options are deliverable.
- 9.101. Option 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) results in an employment land requirement that is higher than that proposed within the submission version of the draft Shropshire Local Plan. There are a number of different means (including those documented within the summary of this option) for the potential refinement of the proposed strategy to align with this option, but irrespective of this, as it does entail delivery above that currently proposed there would need to be careful consideration of whether the relevant option is deliverable.
- 9.102. The employment land requirements within options 1a (productivity growth); 2a (significant growth); and 3a (high growth), would provide no contribution to unmet employment land need forecast to arise in the Black Country. As the draft Shropshire Local Plan proposed a contribution of 30ha of employment land towards the unmet employment land needs forecast to arise in the Black Country, these options would remove this proposed contribution to the unmet employment land needs forecast to arise in the Black Country.
- 9.103. These options would also have lower potential for a positive impact on the ability to attract additional employment opportunities (as employers seek appropriate sites to meet their needs) and workforce from the Black Country (through changes to commuting patterns) and a lower potential for a positive impact on the ability of the Black Country Authorities to meet their own employment land needs than the options that include a proposed contribution to the unmet employment land needs forecast to arise in the Black Country. However, the baseline position is that no contribution to unmet housing needs forecast to arise in the Black Country exists in Shropshire.
- 9.104. The employment land requirements within options 1b (productivity growth plus a 30ha employment land contribution to the Black Country Authorities); 2b (significant growth plus a 30ha employment land contribution to the Black Country Authorities); and 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities), would provide a contribution to unmet employment land need forecast to arise in the Black Country. These options would therefore continue this proposed contribution to the unmet employment land needs forecast to arise in the Black Country within the draft Shropshire Local Plan.
- 9.105. These options would also likely have a higher potential for a positive impact on the ability of the Black Country Authorities to meet their own employment land needs, and likely have a higher potential for a positive impact on the ability to attract additional employment opportunities (as employers seek appropriate sites to meet

their needs) and workforce from the Black Country (through changes to commuting patterns) than the baseline position (which is that no contribution to unmet employment land needs forecast to arise in the Black Country exists in Shropshire) or an option that includes no proposed contribution to the unmet employment land needs forecast to arise in the Black Country.

9.106. On balance, it is considered that option 3b (high growth plus a 30ha employment land contribution to the Black Country Authorities) represents the most sustainable of the reasonable options for the level of employment land development identified. This is because:

- a. It presents an opportunity to achieve a strongly positive effect on SA objective 2: encouragement of a strong and sustainable economy throughout Shropshire in the short, medium and long term.
- b. It presents the opportunity, in the long-term, to achieve a strongly positive effect on SA objective 5: encouraging the use of sustainable means of transport in the short, medium and long term.
- c. It presents an opportunity to achieve positive impacts against other identified sustainability objectives.
- d. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through careful consideration of the strategic distribution of development (assessed separately within the SA process); the specific locations of site allocations (assessed separately within the SA process); and the identification and application of appropriate policies to manage resultant development (also assessed separately within the SA process).
- e. It is considered that this option achieves the most appropriate 'balance' across all three pillars of sustainability – social, economic, and environmental.
- f. This option would ensure that local employment land need is achieved, whilst also providing some flexibility to respond to changes to local employment land need over the plan period and opportunities to respond to the identified issues and opportunities within the Economic Growth Strategy for Shropshire. It would also result in an appropriate contribution to the unmet employment land need forecast to arise in the Black Country (consistent with the contribution agreed through the Duty to Cooperate Process and within a signed Statement of Common Ground between Shropshire Council and the Black Country Authorities).

-Options 1b and 2b would also achieve these outcomes but, with regard to the opportunities to respond to the identified issues and opportunities within the Economic Growth Strategy for Shropshire, this would be to a lesser extent than option 3b.

-Options 1a and 2a would result in no contribution to the unmet employment land need forecast to arise in the Black Country and as such would impact on the ability to attract additional employment opportunities from the Black Country (as employers seek appropriate sites to meet their needs) and workforce from the

Black Country (through changes to commuting patterns) and impact on the ability to meet employment land need beyond the Shropshire area. Whilst achieving local employment land need and providing opportunities to respond to the identified issues and opportunities respond to the identified issues and opportunities within the Economic Growth Strategy for Shropshire, these opportunities would be to a lesser extent than option 3b.

-Option 3a would result in no contribution to the unmet housing need forecast to arise in the Black Country and as such would impact on the ability to attract additional employment opportunities from the Black Country (as employers seek appropriate sites to meet their needs) and workforce from the Black Country (through changes to commuting patterns) and impact on the ability to meet employment land need beyond the Shropshire area.

- 9.107. 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'.
- 9.108. 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.
- 9.109. 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.
- 9.110. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 9.111. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 10. Summary of SA Assessment: Reasonable Options for Accommodating the Uplift to the Proposed Housing Requirement

### Introduction

10.1. Following completion of the updated additional SA assessment work on reasonable options for the housing requirement, the conclusions reached regarding reasonable options for the proposed housing requirement were given careful consideration alongside the extensive range of other information available. This informed the planning judgement regarding which of the reasonable options for the housing requirement should form the basis for the housing requirement within the draft Shropshire Local Plan.

10.2. In conclusion, Shropshire Council considers that Option 3b, should form the basis for the proposed housing requirement within the draft Shropshire Local Plan.

10.3. **Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs** 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.

10.4. The resultant proposed housing requirement is **31,300 dwellings** over the proposed plan period from 2016-2038. This equates to an annual average of around 1,423 dwellings.

10.5. **This planning judgement exercise has been summarised within the Updated Housing and Employment Topic Paper.**

### Identification of Reasonable Options for Accommodating the Uplift to the Proposed Housing Requirement

10.6. Having carefully considered the range of mechanisms (informed by conclusions in paragraph 8.58) available to ensure delivery of the proposed housing requirement and in particular the proposed uplift to the housing requirement, four reasonable options have been identified. These are:

**Option 1: Increasing Settlement Guidelines and Windfall Allowances.** It is considered likely that opportunities exist to increase settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements to provide additional capacity for windfall development.

Settlement housing guidelines constitute the level of residential development specifically planned for at a settlement within the draft Shropshire Local Plan. Draft Policy SP7: Managing Housing Development summarises key considerations in circumstances where either the proposed settlement housing guideline appears likely to be exceeded or not achieved.

Windfall allowances are in effect the difference between the settlements housing guideline and the capacity of completions already achieved in the proposed plan period / identified commitments (sites with planning permission or prior approval, 'saved' SAMDev allocations and proposed allocations). This allowance can be achieved through the emergence of additional dwellings on windfall sites (sites not specifically planned for but facilitated by the draft Shropshire Local Plan) and/or other sources of additional dwellings that emerge in a settlement.

Existing settlement guidelines and associated windfall allowances were considered reasonable when proposed, and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded. However, there is evidence that in some instances settlement guidelines and associated windfall allowances have been overly cautious.

As such, there are likely opportunities to increase settlement guidelines and associated windfall allowances to reflect changes to windfall commitments/understanding of likely windfall supply since the submission of the draft Shropshire Local Plan.

Given that there is an existing allowance for windfall development within the housing land supply, this could also affect the 'buffer' between the housing requirement and the identified housing land supply.

Additional capacity associated with any increased windfall allowances would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

- a. **Option 2: Densification of Proposed Site Allocations.** There are likely opportunities to increase the density and thereby the capacity of one or more proposed site allocations. Particularly in circumstances where further assessment work/masterplanning has been undertaken regarding capacity by site promoters since submission of the draft Shropshire Local Plan and/or where a development is expected to include a form of housing which is of a higher density, such as smaller properties and specialist housing for older people - including in response to wider policies in the draft Shropshire Local Plan.

However, a cautious approach would be required to ensure that the increased density still resulted in an appropriate form of development, as such this exercise would need to be undertaken on a site by site basis.

Additional capacity associated with densification of site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

- b. **Option 3: Increasing Site Allocations.** There may be opportunities to extend the site area of proposed allocations in order to increase their capacity and/or opportunities to identify additional site allocations (including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements in order to provide additional capacity).

Additional capacity associated with increasing site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

- c. **Option 4: A Combination of Two or More of the Other Options.** It may be appropriate to consider two or more of the identified options in combination.

## Assessment of Reasonable Options for Accommodating the Uplift to the Proposed Housing Requirement

10.7. The following tables summarise the additional SA assessment of the identified reasonable options to accommodate the proposed uplift to the housing requirement:

**Table 10.1: Accommodating the Uplift to the Proposed Housing Requirement Option 1: Increasing Settlement Guidelines and Windfall Allowances**

<b>Accommodating the Uplift to the Proposed Housing Requirement Option 1: Increasing Settlement Guidelines and Windfall Allowances</b>				
This option would entail increasing settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements, to provide additional capacity for windfall development to meet the uplift to the proposed housing requirement. This additional windfall allowance would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-/?	-/?	-/?	As this option would facilitate additional windfall development, it could have a negative effect in the short, medium and long term on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats. However, the majority of protected and priority habitats and species are found in the countryside. Much of this additional windfall development resulting from this option would be directed towards appropriate sites in urban areas. This is likely to reduce the extent of or remove any negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats may be minimal.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. As much of the additional windfall development resulting from this option would be directed towards appropriate sites in urban areas, it is likely to increase the ability 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. 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 would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It is likely that this option would also facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.</p> <p>It would concentrate this development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. 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>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate this development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased ‘critical population mass’ which supports viability and sustainability.</p>
5: Encourage the use of sustainable means of transport	+	+	+	<p>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate this development in the most sustainable settlements which benefit from the greatest access to a range of sustainable means of transport. As such, it is likely to promote access to and encourage use of sustainable means of transport.</p>
6: Reduce the need of people to travel by car	+	+	+	<p>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate this development in the most sustainable settlements which benefit from the greatest access to a range of sustainable means of transport, which can reduce reliance on travel by car.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+	+	+	<p>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate this development in the most sustainable settlements which benefit from a range of health, leisure, recreation, and cultural facilities. As such, this option is likely to promote positive access 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 would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. Focussing planned development in 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 the specific windfall sites that come forwards.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+/?	+/?	+/?	<p>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should minimise impact/offer some protection to existing water resources. However, this is somewhat dependent on the specific windfall sites that come forwards.</p>
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	<p>This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. This windfall development is less likely to constitute larger scale development which creates more opportunities for flood management measures. The effect on flood risk and opportunities to improve flood management will ultimately depend on the location of specific windfall development within the urban area.</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	-/?	-/?	-/?	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. The effect on air quality and the ability to reduce air pollution associated with this option will to a large extent depend on the location of resultant windfall development sites 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. As all AQMAs are in urban areas this has the potential for a negative impact on them.
12: Reduce carbon dioxide emissions	+	+	+	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas with the widest array of infrastructure, services and facilities necessary to support new development. This will likely provide opportunities to reduce energy consumption and produce energy from renewable sources.
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	Irrespective of location, it is expected that this additional residential development would achieve a minimum of 10% biodiversity net gain. This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas with the widest array of infrastructure, services and facilities necessary to support new development. 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. Although windfall development is less likely to constitute larger scale development which generally creates more such opportunities.
14: Promote efficient use of natural resources	++	++	++	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. Urban areas and in particular windfall development in 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 and particularly windfall development in urban areas has significant potential to use alternatives to primary aggregates and makes the best use of existing infrastructure.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in 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 specific windfall development sites and the nature of the development undertaken.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	This option would facilitate additional windfall development sufficient to meet the proposed uplift to the housing requirement. It would concentrate much of this development in appropriate sites in urban areas. Whilst this focus on existing urban areas can minimise potential for harm to rural landscapes, it is still likely to change the character of those places where the majority of people currently live – although this could be positive in circumstances where it results in redevelopment of a derelict brownfield site. 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 Accommodating the Uplift to the Proposed Housing Requirement Option 1: Increasing Settlement Guidelines and Windfall Allowances**

10.8. This option would entail increasing settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements, to reflect that there is additional capacity for windfall development to meet the uplift to the proposed housing requirement. It would not require additional site allocations, rather it responds the significant volumes of windfall development that occur in Shropshire and facilitates further such development. This option would continue to align with the principle of urban focus.

- 10.9. It is likely that this option would facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.
- 10.10. As this option would concentrate the additional residential development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development, it would likely allow significant opportunities to promote access to services for all sections of society.
- 10.11. Furthermore, the concentration of this additional residential development in urban areas and the focus on ‘windfall’ development is considered likely to provide significant opportunities to re-use existing buildings and land and achieve higher development densities; and provide significant potential to use alternatives to primary aggregates and make the best use of existing infrastructure.
- 10.12. This option would also likely support the encouragement of a strong and sustainable economy throughout Shropshire, particularly given that in focusing housing in urban areas, it directs associated labour force to those areas considered to have the greatest opportunity for sustainable development opportunities that support the achievement of economic growth aspirations.
- 10.13. By concentrating the additional residential development in the most sustainable settlements, this option is also likely to encourage the use of sustainable means of transport, reduce the need of people to travel by car, support active and healthy communities, and provide opportunities to reduce carbon dioxide emissions. As such, it is likely to have a positive effect on these objectives.
- 10.14. This option may have a positive effect on the protection and improvement of soil quality and conservation and enhancement of water quality/reduction of water pollution, as windfall development on appropriate sites in urban areas is likely to offer some protection/minimise impact on these resources, which are primarily affected by activities in rural areas. However, this is somewhat dependent on the specific windfall sites that come forward. This option may also have a positive effect on the ability to adapt to and mitigate climate change due to the focus on sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development and the expectation of the achievement of biodiversity net gain. However, windfall development is less likely to constitute larger scale development which creates opportunities for adaptation and mitigation of climate change.
- 10.15. The impact of this option on the conservation and enhancement of heritage assets and their settings is unknown. Whilst focussing planned development in urban areas generally increases the likelihood of harm to the significance of heritage assets where significant quantities are clustered, it also provides the best opportunities to contribute to enhanced management of heritage assets. The balance between these competing issues will depend on the specific windfall development sites and the nature of the development undertaken.

- 10.16. This option may have a negative effect on the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats as a result of the associated development. However, the majority of protected and priority habitats and species are found in the countryside and much of the additional windfall development resulting from this option would be directed towards appropriate sites in urban areas. As such, this impact may be minimal, dependent on the location and nature of development.
- 10.17. This option may also have a negative effect on the reduction of flood risk/improvement of flood management and reduction of air pollution/protection of air quality, particularly as it concentrates more development in urban areas. However, this is to a large extent dependent on the specific location and nature of the windfall development.
- 10.18. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as whilst it focuses the additional development in existing urban areas, which 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.

**Table 10.2: Accommodating the Uplift to the Proposed Housing Requirement Option 2: Densification of Proposed Site Allocations**

Accommodating the Uplift to the Proposed Housing Requirement Option 2: Densification of Proposed Site Allocations				
<p>This option would entail increasing the density and thereby the capacity of one or more proposed site allocations. It is considered that options for such densification of proposed allocations exist, given the cautious approach the Council takes to site densities and the policy expectations regarding housing mix and provision of specialist housing. There may also be opportunities to respond to further assessment work/masterplanning undertaken regarding site capacity by site promoters since submission of the draft Shropshire Local Plan.</p> <p>Additional capacity associated with densification of proposed site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.</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 would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the importance of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. As such, this is likely to reduce the extent of any potential for a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats may be minimal.</p> <p>However, densification of proposed allocations could result in a negative impact on this objective. Furthermore, some of the proposed allocations do have a negative impact on this objective which densification has the potential to increase.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>As the majority of the proposed allocations are associated with urban areas, it is likely to increase the ability 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. This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas.</p> <p>There are a number of proposed allocations associated with rural settlements, it is considered any densification of these allocations could complement the growth proposed in urban areas, but would have a lower positive effect against this objective.</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 would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement. It is likely that this option would also facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.</p> <p>As proposed allocations are associated with both urban and rural settlements, responding to the fact that housing need does arise in both urban and rural areas, it also has the potential to positively respond to arising needs.</p>
4: Promote access to services for all sections of society	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>As the majority of the proposed allocations are associated with urban areas, densification of them would mean development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased ‘critical population mass’ which supports viability and sustainability.</p> <p>However, there are a number of proposed allocations associated with rural settlements where less infrastructure, services and facilities exist – albeit all proposed allocations are associated with settlements that offer an appropriate level of infrastructure, services and facilities.</p>
5: Encourage the use of sustainable means of transport	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities, including options for sustainable means of transport.</p> <p>As such, it is likely to promote access to and encourage use of sustainable means of transport.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are also associated with rural settlements that offer an appropriate level of infrastructure, services and facilities, including options for sustainable means of transport. As such, it is likely to reduce reliance on travel by car.</p>
7: Support active and healthy communities.	+/?	+/?	+/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest range of infrastructure, services and facilities access, including health, leisure, recreation, and cultural facilities. Other, proposed allocations are also associated with rural settlements that offer an appropriate level of infrastructure, services and facilities, this could include health, leisure, recreation, and cultural facilities. As such, this option is likely to promote positive access to health, leisure, recreation, and cultural facilities, but it is somewhat dependent on the specific allocations.</p> <p>This option could 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 would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>As these areas are already identified for development this option is unlikely to have a significant impact on this objective, as it would not affect the amount of best and most versatile agricultural land subject to development. However, it is acknowledged that this option has very limited potential to promote brownfield development and densification of proposed allocations could result in a negative impact on this objective.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations and nature of resultant development.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+/?	+/?	+/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the conservation and enhancement of water quality in Shropshire and a desire to avoid negative impacts.</p> <p>Furthermore, the majority of the proposed allocations are associated with urban settlements and pollution from rural areas is the main issue affecting water quality in Shropshire.</p> <p>As such, this option could minimise impact/offer some protection to existing water resources. However, this is somewhat dependent on the specific site allocations and nature of resultant development.</p>
10: Reduce flood risk and improve flood management	?	?	?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The selection of proposed site allocations was informed by consideration of reduction of flood risk and improvement of flood management in Shropshire. As such, this is likely to reduce the extent of any potential for a negative effect. Furthermore, many of the proposed site allocations are sufficiently large scale to create opportunities for flood management measures. Conversely, densification of proposed allocations could result in a negative impact on this objective as it increases the coverage of built form and decreases opportunities for flood management.</p> <p>As such, it is considered that the effect on flood risk and opportunities to improve flood management will ultimately depend on the specific site allocations and nature of resultant development.</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	+/?	+/?	+/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>Development within or close to an Air Quality Management Area is more likely to have an adverse impact on air quality/air pollution, whilst development elsewhere is unlikely to alter the current situation. The selection of proposed site allocations was informed by consideration of air quality and the ability to reduce air pollution. Furthermore, none of the proposed allocations are within or close to an Air Quality Management Area and only a limited number have any potential for an impact on one. However, this will ultimately depend on the specific site allocations and nature of resultant development.</p>
12: Reduce carbon dioxide emissions	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities. This will likely increase opportunities for reducing energy consumption and the production of energy from renewable sources.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	<p>Irrespective of location, it is expected that this additional residential development would achieve a minimum of 10% biodiversity net gain.</p> <p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest range of infrastructure, services and facilities access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities.</p> <p>Furthermore, many of the proposed site allocations are sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Although, conversely, densification of proposed allocations could result in a negative impact on this objective.</p> <p>As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development.</p>
14: Promote efficient use of natural resources	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities.</p> <p>This option would specifically involve densification of proposed allocations and as such is very likely to increase the efficient use of land. Although, it is considered less likely that it would support the re-use existing buildings.</p> <p>Densification of development may also have the potential to increase the use of alternatives to primary aggregates and making the best use of existing infrastructure, as there is a greater 'critical mass' to support this. Although this is considered dependent on the specific allocations.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the importance of conserving and enhancing heritage assets in Shropshire. As such, this option is likely to minimise the extent of any potential for a negative effect on heritage assets.</p> <p>However, some of the proposed allocations do have a negative impact on this objective. Furthermore, densification of proposed allocations could also result in a negative impact on this objective. Conversely, densification of development may also increase ‘critical mass’ increasing opportunities for the positive management of heritage assets.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations.</p>
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The densification of proposed allocations is likely to increase the potential for impact on landscape character and change to 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.</p> <p>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.</p>

### **Summary for Accommodating the Uplift to the Proposed Housing Requirement Option 2: Densification of Proposed Site Allocations**

10.19. This option would entail increasing the density and thereby the capacity of one or more proposed site allocations. As such, it would not require additional site allocations / expansion of the area of proposed allocations. It is considered that options for such densification of proposed allocations exist, given the cautious approach the Council takes to site densities and the policy expectations regarding housing mix and provision of specialist housing. There may also be opportunities to respond to further assessment work/masterplanning undertaken regarding site capacity by site promoters since submission of the draft Shropshire Local Plan. However, a cautious approach

would be required, with each site considered on an individual basis, to ensure that the increased density still resulted in an appropriate form of development. Also, it is important to note that the reason for the Council's cautious approach to site densities is to provide confidence in deliverability of the proposed housing requirement.

- 10.20. This option would likely continue to align with the principle of urban focus as the majority of proposed allocations are associated with urban settlements, however there are those associated with rural settlements. As such, this is somewhat dependent on the allocations selected (although the level of uplift to the proposed housing requirement in the context of the total proposed housing requirement is unlikely to result in a significant change to the overall distribution of development).
- 10.21. It is likely that this option would facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.
- 10.22. This option would also likely support the encouragement of a strong and sustainable economy throughout Shropshire. This is because the majority of the proposed allocations are associated with urban areas and as such it has the potential to direct the additional associated labour force to those areas considered to have the greatest opportunity for sustainable development opportunities that support the achievement of economic growth aspirations. Any densification of those allocations in rural areas could complement the growth proposed in urban areas, but would have a lower positive effect against this objective.
- 10.23. Similarly, this option is considered to have the potential for a positive effect on the promotion of access to services for all sections of society, encouragement of the use of sustainable modes of transport, reduction of reliance on travel by car, and reducing carbon dioxide emissions. This is because the majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities.
- 10.24. It is considered that this option provides opportunities to promote efficient use of natural resources as one mechanism for contributing to this is increased densification, which is fundamental to this option. Densification also has the potential to increase the use of alternatives to primary aggregates and the ability to make best use of existing infrastructure, as there is a greater 'critical mass', although this is considered dependent on the specific allocations.
- 10.25. This option may have a positive effect on the adaptation to and mitigation of climate change, as the majority of the proposed allocations are associated with urban areas which benefit from the greatest access to a range of infrastructure, services and facilities and other proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities.

Furthermore, many of the proposed site allocations are sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Although, conversely, densification of proposed allocations could result in a negative impact on this objective. As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development.

- 10.26. This option may also have a positive effect on supporting active and healthy communities, as the majority of the proposed allocations are associated with urban areas which benefit from health, leisure, recreation, and cultural facilities, although others are associated with rural settlements that may offer some health, leisure, recreation, and cultural facilities. As such, it is considered that the effect on supporting active and healthy communities is somewhat dependent on the specific site allocations and nature of resultant development.
- 10.27. This option may also have a positive effect on the conservation and enhancement of water quality/reduction of water pollution, as the majority of the proposed allocations are associated with urban settlements and pollution from rural areas is the main issue affecting water quality in Shropshire. Furthermore, the selection of proposed site allocations was informed by consideration of the conservation and enhancement of water quality in Shropshire. However, this is somewhat dependent on the specific site allocations and nature of resultant development.
- 10.28. This effect on the enhancement of air quality and reduction of risk of air pollution is unknown. The selection of proposed site allocations was informed by consideration of air quality and the ability to reduce air pollution. Furthermore, none of the proposed allocations are within or close to an Air Quality Management Area and only a limited number have any potential for an impact on one. However, this will ultimately depend on the specific site allocations and nature of resultant development.
- 10.29. The impact of this option on both the protection and improvement of soil quality and reduction of flood risk/improvement of flood management is unknown, as it will ultimately depend on the specific site allocations and nature of resultant development. Both these issues informed the identification of proposed site allocations but it would need to be ensured that densification did not alter the impact.
- 10.30. This option may have a negative effect on protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitat, and conserving and enhancing heritage assets as whilst these issues informed the identification of proposed site allocations, densification could result in a negative effect.
- 10.31. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as densification of proposed allocations is likely to increase the potential for impact on landscape character and change to 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.

**Table 10.3: Accommodating the Uplift to the Proposed Housing Requirement Option 3: Increasing Site Allocations**

**Accommodating the Uplift to the Proposed Housing Requirement Option 3: Increasing Site Allocations**

This option would entail increasing site allocations in order to increase capacity. This could be through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements) in order to provide additional capacity. Additional capacity associated with increasing site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

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 would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>The extent of any impact on protected and priority habitats and species would be dependent on the location of extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that this option would likely have a positive impact on the encouragement of a strong and sustainable economy throughout Shropshire. However, the extent of this impact would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>If located in urban areas or as part of new strategic settlements, they would likely increase the ability 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. This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas. If located in rural area, they could complement the growth proposed in urban areas, but would have a lower positive effect against this objective.</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 would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement. It is likely that this option would also facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.</p> <p>Housing need arise in both urban and rural areas, the specific need addressed would be dependent on the location of amended site allocations. This would be assessed separately within the SA process.</p>
4: Promote access to services for all sections of society	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on the promotion of access to services would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased ‘critical population mass’ which supports viability and sustainability. A number of rural settlements offer a level of infrastructure, services and facilities and development within them can enhance the ‘critical population mass’, however other rural settlements have much more limited levels of infrastructure, 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 would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on the encouragement of sustainable modes of transport would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary which can promote use of sustainable modes of transport. A number of rural settlements offer a level of infrastructure, services and facilities, including options for sustainable means of transport. However, other rural settlements have much more limited levels of infrastructure, services and facilities and options for sustainable means of transport.</p>
6: Reduce the need of people to travel by car	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on reducing reliance on travel by car would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary which can reduce reliance on travel by car. A number of rural settlements offer a level of infrastructure, services and facilities, which can also reduce reliance on travel by car, albeit to a lesser extent. However, other rural settlements have much more limited levels of infrastructure, services and facilities and as such development in such locations would have a higher level of reliance on travel by car.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on supporting active and healthy communities would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities including health, leisure, recreation, and cultural facilities.</p> <p>Rural settlements offer more varied access to health, leisure, recreation, and cultural facilities.</p> <p>This option could also support the sustainability of existing health, leisure, recreation, and cultural facilities and the provision of new health, leisure, recreation, and cultural facilities (dependent on location) by increasing the 'critical population mass' which supports their viability and sustainability.</p>
8: Protect and improve soil quality	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on the protection and improvement of soil quality is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed 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 would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on the conservation and enhancement of water quality and reduction of risk of water pollution is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on flood risk and flood management is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>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. It is considered that the extent of any impact on air quality and air pollution is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
12: Reduce carbon dioxide emissions	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>This will likely increase opportunities for reducing energy consumption and the production of energy from renewable sources. However, it is considered that the extent of any impact on carbon dioxide emissions is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	<p>Irrespective of location, it is expected that this additional residential development would achieve a minimum of 10% biodiversity net gain.</p> <p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement. These amended proposed site allocations may be sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change.</p> <p>However, the location of amended proposed site allocations will affect the ability to access infrastructure, services and facilities and utilise sustainable means of transport. As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development. Proposed site allocations are assessed separately within the SA process.</p>
14: Promote efficient use of natural resources	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on promotion of the efficient use of natural resources is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of any impact on the conservation and enhancement of heritage assets is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the housing requirement.</p> <p>It is considered that the extent of the impact on conservation and enhancement of landscape character and local distinctiveness will be affected by the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>However any development is still likely to change the character of those places where the majority of people currently live and harm to visual amenity is possible with all forms of development, regardless of location.</p> <p>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.</p>

### **Summary for Accommodating the Uplift to the Proposed Housing Requirement Option 3: Increasing Site Allocations**

- 10.32. This option would entail increasing site allocations in order to increase capacity. This could be through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements) in order to provide additional capacity.
- 10.33. This option would likely continue to align with the principle of urban focus, if it entailed the extension of the site area of one or more proposed allocations, as the majority of proposed allocations are associated with urban settlements (however there are those associated with rural settlements). It could also continue to align with the principle of urban focus if it entailed the identification of one or more additional site allocations, however this would to an extent be dependent on the location of such proposed allocations. Although the level of uplift to the proposed housing requirement in the context of the total proposed housing requirement is unlikely to result in a significant change to the overall distribution of development.

- 10.34. It is likely that this option would facilitate the ability to deliver additional good quality housing which meets the needs of all sections of society. This includes much needed affordable housing and housing to meet the needs of specific groups within our communities – including older people and families.
- 10.35. This option would also likely support the encouragement of a strong and sustainable economy throughout Shropshire. However, the extent of this impact would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
- 10.36. There are a number of SA objectives against which this option has the potential for a positive impact. This includes 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; and promoting adaptation and mitigation to climate change. However, this is dependent on the location and nature of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
- 10.37. The impact of this option on the protection and improvement of soil quality; conservation and enhancement of water quality in Shropshire and reduction of the risk of water pollution; reduction of flood risk/improvement of flood management; conservation and enhancement of air quality and reduction of the risk of air pollution; promotion of efficient use of natural resources; and conservation and enhancement of heritage assets, is unknown. This will ultimately depend on the location and nature of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
- 10.38. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as whilst the extent of any negative impact will be dependent on the location and nature of any extensions to existing proposed allocations/new proposed allocations, any development is still likely to change the character of those places where the majority of people currently live and harm to visual amenity is possible with all forms of development, regardless of location.
- 10.39. This option may also have a negative effect on protecting and enhancing the range of plants and animals in Shropshire. However, the extent of any impact on protected and priority habitats and species would be dependent on the location of extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.

**Table 10.4: Accommodating the Uplift to the Proposed Housing Requirement Option 4: A Combination of Two or More of the Other Options**

Accommodating the Uplift to the Proposed Housing Requirement Option 4: A Combination of Two or More of the Other Options				
<p>This option would entail utilising a combination of all or a selection of mechanisms from the other reasonable options for accommodating the uplift to the proposed housing requirement. These are increasing Settlement Guidelines and Windfall Allowances in Strategic, Principal, Key Centres and/or Strategic Allocations; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements). Additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.</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 would entail utilising a combination of two or more of the other reasonable options for accommodating the uplift to the proposed housing requirement. These are increasing Settlement Guidelines and Windfall Allowances in Strategic, Principal, Key Centres and/or Strategic Allocations; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements).</p> <p>As such, the effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
6: Reduce the need of people to travel by car	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
7: Support active and healthy communities.	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
8: Protect and improve soil quality	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
14: Promote efficient use of natural resources	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

#### **Summary for Accommodating the Uplift to the Proposed Housing Requirement Option 4:**

10.40. This option would entail utilising a combination of the other reasonable options for accommodating the uplift to the proposed housing requirement. These are increasing settlement guidelines and windfall allowances in Strategic, Principal, Key Centres and/or Strategic Allocations; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements). This option would likely continue to align with the principle of urban focus.

- 10.41. As such, the effects against the SA objectives will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
- 10.42. Therefore, this option would likely have a strongly positive effect against the SA objective of providing a sufficient amount of good quality housing which meets the needs of all sections of society. It is considered that this option would also likely have a positive effect against the SA objective of encouraging a strong and sustainable economy throughout Shropshire.
- 10.43. This option likely has the potential for a positive impact against SA objectives of 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; reduction of carbon dioxide emissions; and promotion of adaptation and mitigation to climate change. However, this is dependent on the specific approach and in particular the location of development site – with any changes to site allocations assessed separately within the SA process.
- 10.44. Also as a result, it is considered that this option would likely have a negative impact against the SA objective of conserving and enhancing landscape character and local distinctiveness. It is also considered that this option likely has the potential for a negative impact against the SA objectives of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reduce the risk of air pollution; and conserving and enhancing features and areas of heritage value and their setting. However, this is dependent on the specific approach and in particular the location of development site – with any changes to site allocations assessed separately within the SA process.
- 10.45. It is considered that this option could have a positive, negative or neutral impact on the protection and improvement of soil quality; conservation and enhancement of water quality in Shropshire and reduction of the risk of water pollution; and promotion of the efficient use of natural resources. This is dependent on the location and nature of development sites – with any changes to site allocations assessed separately within the SA process.

## **Comparison Summary of Reasonable Options for Accommodating the Uplift to the Proposed Housing Requirement**

- 10.46. The purpose of this component of the additional SA assessment is to inform judgements about which of the reasonable alternatives for accommodating the proposed uplift to the housing requirement is the most sustainable against the SA objectives. This updated additional SA assessment work is summarised within Tables 10.1 to 10.4 above.
- 10.47. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the housing requirement, Table 10.5 has been prepared for illustrative purposes. This summarises, for comparison, how the four 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 (4) 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.
- 10.48. 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.
- 10.49. 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 10.5: Comparison of Reasonable Options for Accommodating the Uplift to the Proposed Housing Requirement**

Sustainability Objective	Option 1: Increasing Settlement Guidelines and Windfall Allowances	Option 2: Densification of Proposed Site Allocations	Option 3: Increasing Site Allocations	Option 4: A Combination of the Other Options
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	3	3
2: Encourage a strong and sustainable economy throughout Shropshire	1	2	3	3
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	1	1	1	1
4: Promote access to services for all sections of society	1	2	3	3
5: Encourage the use of sustainable means of transport	1	2	3	3
6: Reduce the need of people to travel by car	1	2	3	3
7: Support active and healthy communities.	1	2	3	3
8: Protect and improve soil quality	1	2	3	3
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	2	3	3
10: Reduce flood risk and improve flood management	2	1	1	2
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	3	1	2	3
12: Reduce carbon dioxide emissions	1	2	3	3
13: Promote adaptation and mitigation to climate change	2	1	3	3
14: Promote efficient use of natural resources	1	2	3	3
15: Conserve and enhance features and areas of heritage value and their setting	3	1	2	3
16: Conserve and enhance landscape character and local distinctiveness	1	1	1	1

## Conclusion

- 10.50. Tables 10.1 - 10.4 summarise the updated additional SA assessment work for each of the reasonable options identified for accommodating the uplift to the proposed housing requirement. Table 10.5 then summarises, in comparative terms, how the four reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.
- 10.51. It is apparent from the results of the updated additional SA assessment work that none of the reasonable options identified for accommodating the uplift to the proposed housing requirement 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.
- 10.52. Conversely, all of the reasonable options are considered 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. 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).
- 10.53. 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 provision of housing, and all these options would result in the accommodation of the uplift to the proposed housing requirement, thereby providing greater opportunities to deliver affordable housing and other forms of housing to meet the needs of groups within our communities.
- 10.54. Option 1: increasing settlement guidelines and windfall allowances is also considered likely to result in a strongly positive effect on *SA objective 4: promotion of access to services for all sections of society* and *SA objective 14: promotion of efficient use of natural resources* in the short, medium and long term.
- 10.55. The achievement of *SA objective 4: promoting access to services for all sections of society* is linked to the location of development and this option would ensure that it is concentrated in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased ‘critical population mass’ which supports viability and sustainability.
- 10.56. The achievement of *SA objective 14: promotion of efficient use of natural resources* is also linked to the location of development sites. Urban areas and in particular windfall development in 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 and particularly windfall development in urban areas has

significant potential to use alternatives to primary aggregates and makes the best use of existing infrastructure.

- 10.57. 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 this updated additional SA assessment of reasonable options for accommodating the proposed uplift to the housing requirement, the conclusion can only be unknown or at best a level of uncertainty exists. The strategic distribution and location of development (sites) are assessed separately within the SA process.
- 10.58. In general terms, the updated additional SA assessment work can be summarised as concluding that the options that provide greater certainty about the proportion of the uplift to the housing requirement within urban areas achieves more positive impacts on social, economic and environmental factors.
- 10.59. It is important to note that the housing needs of Shropshire's rural communities must be recognised and appropriately planned for within any strategic distribution of planned development incorporated into the draft Shropshire Local Plan. However, this component of the SA assessment addresses only the proposed uplift to the housing requirement.
- 10.60. It is considered that all of the reasonable options identified for accommodating the uplift to the proposed housing requirement are realistic and as such have the capability to accommodate the uplift to the proposed housing requirement. However, in exercising planning judgement regarding which of these options is most appropriate, it will be important to consider deliverability – informed by relevant evidence. The results of this updated additional SA Assessment work is also a very important consideration when undertaking this planning judgement.
- 10.61. On balance, it is considered that Option 1: increasing settlement guidelines and windfall allowances represents the most sustainable of the reasonable options for accommodating the uplift to the proposed housing requirement. This is because:
- a. It presents an opportunity to achieve 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.
  - b. It presents an opportunity to achieve a strongly positive effect on SA Objective 4: promotion of access to services for all sections of society in the short, medium and long term.
  - c. It presents an opportunity to achieve a strongly positive effect on SA objective 14: promotion of efficient use of natural resources in the short, medium and long term.
  - d. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - e. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through identification of appropriate policies to manage resultant development (assessed separately within the SA process).

- f. It is considered that this option achieves the most appropriate 'balance' across all three pillars of sustainability – social, economic, and environmental.
- g. This option would ensure that the proposed uplift to the proposed housing requirement is accommodated within the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development.
- Options 2: densification of proposed site allocations would also achieve this outcome. However, on balance it is considered that the positive sustainability outcomes associated with Option 1 are more significant than Option 2 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 2 – primarily due to the increased certainty regarding the urban focus of development. Furthermore, it is important to note that the reason for the Council's cautious approach to site densities is to both provide confidence in deliverability of the proposed housing requirement and avoid risk of over-development which can have negative impacts on a number of SA objectives.
- Option 3: increasing site allocations would also achieve the proposed uplift to the proposed housing requirement. However, on balance it is considered that the positive sustainability outcomes associated with Option 1 are more significant than Option 3 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 3 – primarily due to the increased certainty regarding the urban focus of development.
- Option 4: a combination of the other options would also achieve the proposed housing requirement uplift. However, from an SA perspective, the effects against each SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must reflect the 'worst case' scenario from each of the other reasonable options.
- 10.62. Inevitably, the final determination (planning judgement) about which reasonable option for accommodating the uplift to the proposed housing requirement within the draft Shropshire Local Plan will be informed by a range of evidence/considerations. This updated additional SA Assessment work is a very important consideration when undertaking this planning judgement. However, a range of other factors will also require due consideration when undertaking this planning judgement. For instance, it will be important to ensure that any proposed option for accommodating the uplift to the proposed housing requirement accords with the overall Plan strategy and importantly is deliverable within the proposed plan period.
- 10.63. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 10.64. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 11. Summary of SA Assessment: Reasonable Options for Accommodating the Uplift to the Proposed Employment Land Requirement

### Introduction

11.1. Following completion of the updated additional SA assessment work on reasonable options for the employment land requirement, the conclusions reached regarding reasonable options for the proposed employment land requirement were given careful consideration alongside the extensive range of other information available. This informed the planning judgement regarding which of the reasonable options for the employment land requirement should form the basis for the employment land requirement within the draft Shropshire Local Plan.

11.2. In conclusion, Shropshire Council considers that Option 3b, should form the basis for the proposed employment land requirement within the draft Shropshire Local Plan.

11.3. **Option 3b: High Growth Plus a 30ha Employment Land Contribution to the Black Country Authorities Unmet Housing Needs** represents around a 15% uplift on local employment land need of 250ha over the 22-year plan period (annual average of around 11.5ha), plus a 30ha employment land contribution toward forecast unmet employment land need in the Black Country.

11.4. The resultant proposed employment land requirement is **320ha** over the proposed plan period from 2016-2038. This equates to an annual average of around 14.5ha.

11.5. **This planning judgement exercise has been summarised within the Updated Housing and Employment Topic Paper.**

### Identification of Reasonable Options for Accommodating the Uplift to the Proposed Employment Land Requirement

11.6. Having carefully considered the range of mechanisms available to ensure delivery of the proposed employment land requirement and in particular the proposed uplift to the employment land requirement, four reasonable options have been identified. These are:

- a. **Option 1: Utilising Settlement Guidelines and Windfall Allowances.** Settlement employment guidelines constitute the level of employment land to either be made available for development or specifically subject to development, dependent on location. Draft Policy SP13: Delivering Sustainable Economic Growth and Enterprise provides the overarching strategy for the delivery of employment development. Windfall allowances are in effect the difference between the settlements employment land guideline and the capacity of completions already achieved in the proposed plan period / identified commitments (sites with planning permission or prior approval, 'saved' SAMDev allocations and proposed allocations). This allowance can be achieved through the emergence of additional employment land on windfall sites (sites not specifically planned for but facilitated by the draft

Shropshire Local Plan) and/or other sources of additional employment land that emerges in a settlement.

The settlement guidelines and associated windfall allowances proposed within the submission version of the draft Shropshire Local Plan provide **significant flexibility and allow for choice and competition in the market**. The intention of this approach is to provide confidence regarding the deliverability of the proposed employment land requirement.

This is particularly the case in the Strategic and Principal Centres where employment land guidelines are expressed in the context of the amount of employment land to be made available for development, rather than a specific quantity of employment land to be developed.

It is considered likely that opportunities exist to either **utilise this flexibility** within the settlement guidelines and windfall allowances of one or more Strategic, Principal, Key Centres and/or Strategic Settlements; or **increasing** settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements; in order to accommodate the proposed uplift to the employment land requirement.

However, any reliance on these mechanisms would need to be deliverable in the proposed plan period and support delivery of necessary supporting infrastructure.

- b. **Option 2: Densification of Proposed Site Allocations.** Opportunities to increase the density and thereby capacity of one or more proposed employment land allocations could be considered. Particularly in circumstances where further assessment work/masterplanning has been undertaken regarding capacity by site promoters since submission of the draft Shropshire Local Plan and/or where a development is expected to include a form of employment/mix of employment which would result of a higher density of development.

However, a very cautious approach would be required as significant effort has already been undertaken to maximise site density for employment allocations – although this is challenging in a Shropshire context. Furthermore, it would be necessary to consider whether the increased density still resulted in an appropriate form of development, as such this exercise would need to be undertaken on a site by site basis.

Additional capacity associated with densification of site allocations would need to be deliverable in the proposed plan period and support delivery of necessary supporting infrastructure.

- c. **Option 3: Increasing Site Allocations.** There may be opportunities to extend the site area of proposed allocations in order to increase their capacity and/or opportunities to identify additional site allocations (including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements in order to provide additional capacity).

Additional capacity associated with increasing site allocations would need to be deliverable in the proposed plan period and support delivery of necessary supporting infrastructure.

- d. **Option 4: A Combination of Two or More of the Other Options.** It may be appropriate to consider two or more of the identified options in combination.

**Assessment of Reasonable Options for Accommodating the Uplift to the Proposed Employment Land Requirement**

11.7. The following tables summarise the additional SA assessment of the identified reasonable options to accommodate the proposed uplift to the employment land requirement:

**Table 11.1: Accommodating the Uplift to the Proposed Employment Land Requirement Option 1: Utilising Settlement Guidelines and Windfall Allowances**

<b>Accommodating the Uplift to the Proposed Employment Land Requirement Option 1: Utilising Settlement Guidelines and Windfall Allowances</b>				
This option would entail utilising existing flexibility within the settlement guidelines and windfall allowances of one or more Strategic, Principal, Key Centres and/or Strategic Settlements or increasing settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements; in order to accommodate the proposed uplift to the employment land requirement. Any reliance on these mechanisms would need to be deliverable in the proposed plan period and support delivery of necessary supporting infrastructure.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-/?	-/?	-/?	As this option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development to meet the proposed uplift to the employment land requirement, it could have a negative effect in the short, medium and long term on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats. However, the majority of protected and priority habitats and species are found in the countryside. Existing flexibility within the settlement guidelines and/or additional windfall development resulting from this option would be directed towards appropriate sites in urban areas. This is likely to reduce the extent of or remove any negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats may be minimal.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. As existing flexibility within the settlement guidelines and/or additional windfall development resulting from this option would be directed towards appropriate sites in urban areas, it is likely to increase the ability 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. 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	0	0	0	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It is therefore unlikely to have any real impact on the provision of good quality housing meeting the needs of all sections of society.
4: Promote access to services for all sections of society	+	+	+	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. As such, it would concentrate this development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased 'critical population mass' which supports viability and sustainability.
5: Encourage the use of sustainable means of transport	+	+	+	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate this development in the most sustainable settlements which benefit from the greatest access to a range of sustainable means of transport. As such, it is likely to promote access to and encourage use of sustainable means of transport.
6: Reduce the need of people to travel by car	+	+	+	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment requirement. It would concentrate this development in the most sustainable settlements which benefit from the greatest access to a range of sustainable means of transport, which can reduce reliance on travel by car.
7: Support active and healthy communities.	+/?	+/?	+/?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. This option could 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 supporting the 'critical mass' through increased economic activity within these locations, which supports their viability and sustainability.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality	+/?	+/?	+/?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas. Focussing planned development in 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 the specific windfall sites that come forwards.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+/?	+/?	+/?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should minimise impact/offer some protection to existing water resources. However, this is somewhat dependent on the specific windfall sites that come forwards.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development on appropriate sites in urban areas, but is less likely to constitute larger scale development which creates more opportunities for flood management measures. The effect on flood risk and opportunities to improve flood management will ultimately depend on the location of specific windfall development within the urban area.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	-/?	-/?	-/?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas. The effect on air quality and the ability to reduce air pollution associated with this option will to a large extent depend on the location of development sites 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. As all AQMAs are in urban areas this has the potential for a negative impact on them.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+	+	+	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas with the widest array of infrastructure, services and facilities necessary to support new development. This will likely provide opportunities to reduce energy consumption and produce energy from renewable sources.
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	Irrespective of location, it is expected that this additional employment development would achieve a minimum of 10% biodiversity net gain. This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas with the widest array of infrastructure, services and facilities necessary to support new development.
14: Promote efficient use of natural resources	++	++	++	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in urban areas. Urban areas and in particular windfall development in 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 and particularly windfall development in urban areas has significant potential to use alternatives to primary aggregates and makes the best use of existing infrastructure.
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment land requirement. It would concentrate much of this development in appropriate sites in 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 specific development sites and the nature of the development undertaken.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	<p>This option would utilise existing flexibility within the settlement guidelines and/or facilitate additional windfall development sufficient to meet the proposed uplift to the employment requirement. It would concentrate much of this development in appropriate sites in urban areas.</p> <p>Whilst this focus on existing urban areas can minimise potential for harm to rural landscapes, it is still likely to change the character of those places where the majority of people currently live – although this could be positive in circumstances where it results in redevelopment of a derelict brownfield site. At the same time, harm to visual amenity is possible with all forms of development, regardless of location.</p> <p>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.</p>

### **Summary for Accommodating the Uplift to the Proposed Employment Land Requirement Option 1: Utilising Settlement Guidelines and Windfall Allowances**

- 11.8. This option would entail utilising existing flexibility within the settlement guidelines and windfall allowances of one or more Strategic, Principal, Key Centres and/or Strategic Settlements or increasing settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements; in order to accommodate the proposed uplift to the employment land requirement. This option would continue to align with the principle of urban focus.
- 11.9. It is likely that this option would significantly contribute to facilitating the ability to encourage a strong and sustainable economy throughout Shropshire. Furthermore, the concentration of this additional employment development in urban areas and the focus on utilising existing flexibility within the settlement guidelines and windfall allowances is considered likely to provide significant opportunities to re-use existing buildings and land and achieve higher development densities; and provide significant potential to use alternatives to primary aggregates and make the best use of existing infrastructure.
- 11.10. As this option would concentrate the additional employment development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development, it would likely support opportunities to promote access to

services for all sections of society; encourage the use of sustainable means of transport; reduce reliance on travel by car; and reduce carbon dioxide emissions.

- 11.11. This option may have a positive effect on the protection and improvement of soil quality and conservation and enhancement of water quality/reduction of water pollution, as utilisation of existing flexibility within the settlement guidelines and/or facilitation of additional windfall development sufficient to meet the proposed uplift to the employment requirement would concentrate much of this development in appropriate sites in urban areas, which is likely to offer some protection/minimise impact on these resources, as they are primarily affected by activities in rural areas. However, this is somewhat dependent on the specific windfall sites that come forward.
- 11.12. This option may also have a positive effect on the ability to adapt to and mitigate climate change; and the creation of active and healthy communities due to the focus on sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development and the expectation of the achievement of biodiversity net gain. However, utilising existing flexibility within the settlement guidelines and/or facilitating additional windfall development sufficient to meet the proposed uplift to the employment requirement is less likely to constitute larger scale development which creates opportunities for adaptation and mitigation of climate change.
- 11.13. The impact of this option on the conservation and enhancement of heritage assets and their settings is unknown. Whilst focussing planned development in urban areas generally increases the likelihood of harm to the significance of heritage assets where significant quantities are clustered, it also provides the best opportunities to contribute to enhanced management of heritage assets. The balance between these competing issues will depend on the specific development sites and the nature of the development undertaken.
- 11.14. This option would likely have a neutral effect on the delivery of good quality housing as this is more likely to be influenced by other components of the draft Shropshire Local Plan.
- 11.15. This option may have a negative effect on the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats as a result of the associated development. However, the majority of protected and priority habitats and species are found in the countryside and utilising existing flexibility within the settlement guidelines and/or facilitating additional windfall development sufficient to meet the proposed uplift to the employment land requirement as entailed within this option would primarily occur in urban areas. As such, this impact may be minimal, dependent on the location and nature of development.
- 11.16. This option may also have a negative effect on the reduction of flood risk/improvement of flood management and reduction of air pollution/protection of air quality, particularly as it concentrates more development in urban areas. However, this is to a large extent dependent on the specific location and nature of the resultant development.

11.17. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as whilst it focuses the additional development in existing urban areas, which 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.

**Table 11.2: Accommodating the Uplift to the Proposed Employment Land Requirement Option 2: Densification of Proposed Site Allocations**

Accommodating the Uplift to the Proposed Employment Land Requirement Option 2: Densification of Proposed Site Allocations				
<p>This option would entail consideration of the ability to increase the density and thereby the capacity of one or more proposed site allocations. Particularly in circumstances where further assessment work/masterplanning has been undertaken regarding capacity by site promoters since submission of the draft Shropshire Local Plan and/or where a development is expected to include a form of employment/mix of employment which would result of a higher density of development.</p> <p>Additional capacity associated with densification of proposed site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.</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 would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the importance of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. As such, this is likely to reduce the extent of any potential for a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats may be minimal.</p> <p>However, densification of proposed allocations could result in a negative impact on this objective. Furthermore, some of the proposed allocations do have a negative impact on this objective which densification has the potential to increase.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>Proposed employment land allocations are associated with urban areas, as such this option is likely to increase the ability 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.</p> <p>This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas.</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	0	0	0	This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. It is therefore unlikely to have any real impact on the provision of good quality housing meeting the needs of all sections of society.
4: Promote access to services for all sections of society	+	+	+	This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. Proposed employment land allocations are associated with urban areas, therefore their densification would mean development in the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased 'critical population mass' which supports viability and sustainability.
5: Encourage the use of sustainable means of transport	+	+	+	This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. Proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. As such, their densification is likely to promote access to and encourage use of sustainable means of transport.
6: Reduce the need of people to travel by car	+	+	+	This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. Proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. As such, their densification is likely to reduce reliance on travel by car.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+/?	+/?	+/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>This option could 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 supporting the 'critical mass' through increased economic activity within these locations, which supports their viability and sustainability. However, this is somewhat dependent on the specific site allocations and nature of resultant development.</p>
8: Protect and improve soil quality	?	?	?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>As these areas are already identified for development, this option is unlikely to have a significant impact on this objective, as it would not affect the amount of best and most versatile agricultural land subject to development. However, it is acknowledged that this option has very limited potential to promote brownfield development and densification of proposed allocations could result in a negative impact on this objective.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations and nature of resultant development.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+/?	+/?	+/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the conservation and enhancement of water quality in Shropshire and a desire to avoid negative impacts. Furthermore, proposed employment land allocations are associated with urban settlements and pollution from rural areas is the main issue affecting water quality in Shropshire.</p> <p>As such, this option could minimise impact/offer some protection to existing water resources. However, this is somewhat dependent on the specific site allocations and nature of resultant development.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	?	?	?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>The selection of proposed site allocations was informed by consideration of reduction of flood risk and improvement of flood management in Shropshire. As such, this is likely to reduce the extent of any potential for a negative effect. Furthermore, proposed employment land allocations are generally sufficiently large scale to create opportunities for flood management measures. Conversely, densification of these proposed employment land allocations could result in a negative impact on this objective as it increases the coverage of built form and decreases opportunities for flood management. As such, it is considered that the effect on flood risk and opportunities to improve flood management will ultimately depend on the specific site allocations and nature of resultant development.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>Development within or close to an Air Quality Management Area is more likely to have an adverse impact on air quality/air pollution, whilst development elsewhere is unlikely to alter the current situation. The selection of proposed employment land allocations was informed by consideration of air quality and the ability to reduce air pollution. Furthermore, none of the proposed allocations are within or close to an Air Quality Management Area and only a limited number have any potential for an impact on one. However, this will ultimately depend on the specific site allocations and nature of resultant development.</p>
12: Reduce carbon dioxide emissions	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>Proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Their densification will likely provide opportunities to reduce energy consumption and increase production of energy from renewable sources.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	<p>Irrespective of location, it is expected that this additional employment development would achieve a minimum of 10% biodiversity net gain.</p> <p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>Proposed employment land allocations are associated with urban areas which benefit from the greatest range of infrastructure, services and facilities access to a range of sustainable means of transport.</p> <p>Furthermore, many of the proposed site allocations are sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Although, conversely, densification of proposed allocations could result in a negative impact on this objective.</p> <p>As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development.</p>
14: Promote efficient use of natural resources	+	+	+	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>Proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport.</p> <p>This option would specifically involve densification of proposed allocations and as such is very likely to increase the efficient use of land. Although, it is considered less likely that it would support the re-use existing buildings or brownfield land.</p> <p>Densification of development may also have the potential to increase the use of alternatives to primary aggregates and making the best use of existing infrastructure, as there is a greater 'critical mass' to support this. Although this is considered dependent on the specific allocations.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>The selection of proposed site allocations was informed by consideration of the importance of conserving and enhancing heritage assets in Shropshire. As such, this option is likely to minimise the extent of any potential for a negative effect on heritage assets.</p> <p>However, some of the proposed allocations do have a negative impact on this objective. Furthermore, densification of proposed allocations could also result in a negative impact on this objective. Conversely, densification of development may also increase ‘critical mass’ increasing opportunities for the positive management of heritage assets.</p> <p>As such, it is considered that this is somewhat dependent on the specific site allocations.</p>
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	<p>This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>The densification of proposed allocations is likely to increase the potential for impact on landscape character and change to 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.</p> <p>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.</p>

### **Summary for Accommodating the Uplift to the Proposed Employment Land Requirement Option 2: Densification of Proposed Site Allocations**

11.18. This option would entail increasing the density and thereby the capacity of one or more proposed site allocations. As such, it would not require additional site allocations / expansion of the area of proposed allocations. However, a very cautious approach would be required as significant effort has already been undertaken to maximise site density for employment allocations – although this is challenging in a Shropshire Context. Furthermore, it would be necessary to consider whether the increased density still resulted in an appropriate form

of development, as such this exercise would need to be undertaken on a site by site basis. This option would continue to align with the principle of urban focus.

- 11.19. It is likely that this option would significantly contribute to facilitating the ability to encourage a strong and sustainable economy throughout Shropshire.
- 11.20. This option would also likely support a positive effect on the promotion of access to services for all sections of society, encouragement of the use of sustainable modes of transport, reduction of reliance on travel by car, and reducing carbon dioxide emissions. This is because proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. Other, proposed allocations are associated with rural settlements that offer an appropriate level of infrastructure, services and facilities.
- 11.21. It is considered that this option provides opportunities to promote efficient use of natural resources as one mechanism for contributing to this is increased densification, which is fundamental to this option. Densification also has the potential to increase the use of alternatives to primary aggregates and the ability to make best use of existing infrastructure, as there is a greater 'critical mass', although this is considered dependent on the specific allocations.
- 11.22. This option may have a positive effect on the adaptation to and mitigation of climate change, as proposed employment land allocations are associated with urban areas which benefit from the greatest access to a range of infrastructure, services and facilities. Furthermore, many of the proposed site allocations are sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Although, conversely, densification of proposed allocations could result in a negative impact on this objective. As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development.
- 11.23. This option may also have a positive effect on supporting active and healthy communities, as proposed employment land allocations are associated with urban areas and as such have the potential to support critical mass of these services. However, it is considered that the effect is somewhat dependent on the specific site allocations and nature of resultant development.
- 11.24. This option may also have a positive effect on the conservation and enhancement of water quality/reduction of water pollution, as proposed employment land allocations are associated with urban settlements and pollution from rural areas is the main issue affecting water quality in Shropshire. Furthermore, the selection of proposed site allocations was informed by consideration of the conservation and enhancement of water quality in Shropshire. However, this is somewhat dependent on the specific site allocations and nature of resultant development.

- 11.25. This effect on the enhancement of air quality and reduction of risk of air pollution is unknown. The selection of proposed site allocations was informed by consideration of air quality and the ability to reduce air pollution. Furthermore, none of the proposed allocations are within or close to an Air Quality Management Area and only a limited number have any potential for an impact on one. However, this will ultimately depend on the specific site allocations and nature of resultant development.
- 11.26. This option would likely have a neutral effect on the delivery of good quality housing as this is more likely to be influenced by other components of the draft Shropshire Local Plan.
- 11.27. The impact of this option on both the protection and improvement of soil quality and reduction of flood risk/improvement of flood management is unknown, as it will ultimately depend on the specific site allocations and nature of resultant development. Both these issues informed the identification of proposed site allocations but it would need to be ensured that densification did not alter the impact.
- 11.28. This option may have a negative effect on protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitat, and conserving and enhancing heritage assets as whilst these issues informed the identification of proposed site allocations, densification could result in a negative effect.
- 11.29. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as densification of proposed allocations is likely to increase the potential for impact on landscape character and change to 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.

**Table 11.3: Accommodating the Uplift to the Proposed Employment Land Requirement Option 3: Increasing Site Allocations**

**Accommodating the Uplift to the Proposed Employment Land Requirement Option 3: Increasing Site Allocations**

This option would entail increasing site allocations in order to increase capacity. This could be through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements) in order to provide additional capacity. Additional capacity associated with increasing site allocations would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

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 would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. The extent of any impact on protected and priority habitats and species would be dependent on the location of extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. It is considered that this option would likely have a positive impact on the encouragement of a strong and sustainable economy throughout Shropshire. However, the extent of this impact would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process. If located in urban areas or as part of new strategic settlements, they would likely increase the ability 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. This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas. If located in the rural area, they could complement the growth proposed in urban areas, but would have a lower positive effect against this objective.

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	This option would entail densification of existing proposed site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement. It is therefore unlikely to have any real impact on the provision of good quality housing meeting the needs of all sections of society.
4: Promote access to services for all sections of society	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on the promotion of access to services would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary to support new development. It could also increase the ability to support existing and provide new services and facilities, as a result of increased 'critical population mass' which supports viability and sustainability. A number of rural settlements offer a level of infrastructure, services and facilities and development within them can enhance the 'critical population mass', however other rural settlements have much more limited levels of infrastructure, services and facilities.</p>
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment requirement.</p> <p>It is considered that the extent of any impact on the encouragement of sustainable modes of transport would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary which can promote use of sustainable modes of transport. A number of rural settlements offer a level of infrastructure, services and facilities, including options for sustainable means of transport. However, other rural settlements have much more limited levels of infrastructure, services and facilities and options for sustainable means of transport.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on reducing reliance on travel by car would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>Development located within urban areas benefit from the widest array of infrastructure, services and facilities necessary which can reduce reliance on travel by car. A number of rural settlements offer a level of infrastructure, services and facilities, which can also reduce reliance on travel by car, albeit to a lesser extent. However, other rural settlements have much more limited levels of infrastructure, services and facilities and as such development in such locations would have a higher level of reliance on travel by car.</p>
7: Support active and healthy communities.	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional employment site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>This option could 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 supporting the 'critical mass' through increased economic activity within these locations, which supports their viability and sustainability. However, it is considered that the extent of any impact on supporting active and healthy communities would entirely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations and nature of resultant development.</p>
8: Protect and improve soil quality	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on the protection and improvement of soil quality is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on the conservation and enhancement of water quality and reduction of risk of water pollution is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
10: Reduce flood risk and improve flood management	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on flood risk and flood management is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>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. It is considered that the extent of any impact on air quality and air pollution is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+/?	+/?	+/?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>This will likely increase opportunities for reducing energy consumption and the production of energy from renewable sources. However, it is considered that the extent of any impact on carbon dioxide emissions is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	<p>Irrespective of location, it is expected that this additional employment development would achieve a minimum of 10% biodiversity net gain.</p> <p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>These amended proposed site allocations may be sufficiently large scale to create opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change.</p> <p>However, the location of amended proposed site allocations will affect the ability to access infrastructure, services and facilities and utilise sustainable means of transport. As such, it is considered that the effect on promotion of adaptation to and mitigation of climate change is somewhat dependent on the specific site allocations and nature of resultant development. Proposed site allocations are assessed separately within the SA process.</p>
14: Promote efficient use of natural resources	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on promotion of the efficient use of natural resources would be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of any impact on the conservation and enhancement of heritage assets is dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p>
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	<p>This option would entail increasing site allocations, either through expanding the size of one or more existing and/or identification of one or more additional site allocations, in order to facilitate additional development sufficient to meet the proposed uplift to the employment land requirement.</p> <p>It is considered that the extent of the impact on conservation and enhancement of landscape character and local distinctiveness will be affected by the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.</p> <p>However, any development is still likely to change the character of those places where the majority of people currently live and harm to visual amenity is possible with all forms of development, regardless of location.</p> <p>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.</p>

### **Summary for Accommodating the Uplift to the Proposed Employment Land Requirement Option 3: Increasing Site Allocations**

11.30. This option would entail increasing site allocations in order to increase capacity. This could be through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements) in order to provide additional capacity.

- 11.31. This option would likely continue to align with the principle of urban focus, if it entailed the extension of the site area of one or more proposed allocations, as the majority of proposed allocations are associated with urban settlements (however there are those associated with rural settlements). It could also continue to align with the principle of urban focus if it entailed the identification of one or more additional site allocations, however this would to an extent be dependent on the location of such proposed allocations. Although the level of uplift to the proposed employment land requirement in the context of the total proposed employment land requirement is unlikely to result in a significant change to the overall distribution of development.
- 11.32. This option would also likely support the encouragement of a strong and sustainable economy throughout Shropshire. However, the extent of this impact would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
- 11.33. There are a number of SA objectives against which this option has the potential for a positive impact. This includes 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; reducing carbon dioxide emissions; supporting active and healthy communities; and promoting adaptation and mitigation to climate change. However, this is dependent on the location and nature of any extensions to existing proposed allocations/new proposed allocations and nature of resultant development. Proposed site allocations are assessed separately within the SA process.
- 11.34. This option would likely have a neutral effect on the delivery of good quality housing as this is more likely to be influenced by other components of the draft Shropshire Local Plan.
- 11.35. The impact of this option on the protection and improvement of soil quality; conservation and enhancement of water quality in Shropshire and reduction of the risk of water pollution; reduction of flood risk/improvement of flood management; conservation and enhancement of air quality and reduction of the risk of air pollution; promotion of efficient use of natural resources; and conservation and enhancement of heritage assets, is unknown. This will ultimately depend on the location and nature of any extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.
- 11.36. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as whilst the extent of any negative impact will be dependent on the location and nature of any extensions to existing proposed allocations/new proposed allocations, any development is still likely to change the character of those places where the majority of people currently live and harm to visual amenity is possible with all forms of development, regardless of location.

11.37. This option may also have a negative effect on protecting and enhancing the range of plants and animals in Shropshire. However, the extent of any impact on protected and priority habitats and species would be dependent on the location of extensions to existing proposed allocations/new proposed allocations. Proposed site allocations are assessed separately within the SA process.

**Table 11.4: Accommodating the Uplift to the Proposed Employment Land Requirement Option 4: A Combination of Two or More of the Other Options**

**Accommodating the Uplift to the Proposed Employment Land Requirement Option 4: A Combination of Two or More of the Other Options**

This option would entail utilising a combination of all or a selection of mechanisms from the other reasonable options for accommodating the uplift to the proposed employment land requirement. These are utilising settlement guidelines and windfall allowances in Strategic, Principal, Key Centres and/or Strategic Allocations; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements). Additional capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.

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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.	-/?	-/?	-/?	This option would entail utilising a combination of two or more of the other reasonable options for accommodating the uplift to the proposed employment land requirement. These are utilising settlement guidelines and windfall allowances; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements). As such, the effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
6: Reduce the need of people to travel by car	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
7: Support active and healthy communities.	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
8: Protect and improve soil quality	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
13: Promote adaptation and mitigation to climate change	+/?	+/?	+/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
14: Promote efficient use of natural resources	?	?	?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	See commentary for SA Objective 1. The effects against this SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.

#### **Summary for Accommodating the Uplift to the Proposed Employment Land Requirement Option 4:**

11.38. This option would entail utilising a combination of the other reasonable options for accommodating the uplift to the proposed housing requirement. These are utilising settlement guidelines and windfall allowances in Strategic, Principal, Key Centres and/or Strategic Allocations; densification of proposed site allocations; and increasing site allocations either through the extension of the site area of one or more existing proposed allocations and/or identification of one or more additional site allocations (such as through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements). This option would likely continue to align with the principle of urban focus.

- 11.39. As such, the effects against the SA objectives will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must align with the 'worst case' scenario from each of the other reasonable options.
- 11.40. This option would likely have a positive impact towards the encouragement of a strong and sustainable economy throughout Shropshire.
- 11.41. This option also likely has the potential for a positive impact on a number of other SA objectives. These are the promotion of access to services for all sections of society; encouragement of 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; and promotion of adaptation and mitigation to climate change. However, this is dependent on the specific approach and in particular the location of development site – with any changes to site allocations assessed separately within the SA process.
- 11.42. This option would likely have a neutral effect on the delivery of good quality housing as this is more likely to be influenced by other components of the draft Shropshire Local Plan.
- 11.43. It is considered that this option would likely have a negative impact against the SA objective of conserving and enhancing landscape character and local distinctiveness.
- 11.44. It is also considered that this option likely has the potential for a negative impact against the SA objectives of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reduce the risk of air pollution; and conserving and enhancing features and areas of heritage value and their setting. However, this is dependent on the specific approach and in particular the location of development site – with any changes to site allocations assessed separately within the SA process.
- 11.45. It is considered that this option could have a positive, negative or neutral impact on the protection and improvement of soil quality; conservation and enhancement of water quality in Shropshire and reduction of the risk of water pollution; and promotion of the efficient use of natural resources. This is dependent on the location and nature of development sites – with any changes to site allocations assessed separately within the SA process.

## **Comparison Summary of Reasonable Options for Accommodating the Uplift to the Proposed Employment Land Requirement**

- 11.46. The purpose of this component of the additional SA assessment is to inform judgements about which of the reasonable alternatives for accommodating the proposed uplift to the employment land requirement is the most sustainable against the SA objectives. This updated additional SA assessment work is summarised within Tables 11.1 to 11.4 above.
- 11.47. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the employment land requirement, Table 11.5 has been prepared for illustrative purposes. This summarises, for comparison, how the four 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 (4) 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.
- 11.48. 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.
- 11.49. 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 11.5: Comparison of Reasonable Options for Accommodating the Uplift to the Proposed Employment Land Requirement**

Sustainability Objective	Option 1: Utilising Settlement Guidelines and Windfall Allowances	Option 2: Densification of Proposed Site Allocations	Option 3: Increasing Site Allocations	Option 4: A Combination of the Other Options
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	3	3
2: Encourage a strong and sustainable economy throughout Shropshire	1	1	2	2
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	N/A	N/A	N/A	N/A
4: Promote access to services for all sections of society	1	1	2	2
5: Encourage the use of sustainable means of transport	1	1	2	2
6: Reduce the need of people to travel by car	1	1	2	2
7: Support active and healthy communities.	1	1	2	2
8: Protect and improve soil quality	1	2	3	3
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	1	2	2
10: Reduce flood risk and improve flood management	2	1	1	2
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	3	1	2	3
12: Reduce carbon dioxide emissions	1	1	2	2
13: Promote adaptation and mitigation to climate change	2	1	3	3
14: Promote efficient use of natural resources	1	2	3	3
15: Conserve and enhance features and areas of heritage value and their setting	3	1	2	3
16: Conserve and enhance landscape character and local distinctiveness	1	1	1	1

## Conclusion

- 11.50. Tables 11.1 - 11.4 summarise the updated additional SA assessment work for each of the reasonable options identified for accommodating the uplift to the proposed employment land requirement. Table 11.5 then summarises, in comparative terms, how the four reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.
- 11.51. It is apparent from the results of the updated additional SA assessment work that none of the reasonable options identified for accommodating the uplift to the proposed employment land requirement 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.
- 11.52. Conversely, Options 1 and 2 are considered likely to result in a strongly positive effect on *SA objective 2: encouraging a strong and sustainable economy throughout Shropshire* in the short, medium and long term. 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).
- 11.53. This is perhaps unsurprising as the achievement of *SA objective 2: encouraging a strong and sustainable economy throughout Shropshire*, is directly related to the provision of employment opportunities (with urban locations being best placed to maximise positive impacts of such provision). Options 1 and 2 would result in the accommodation of the uplift to the proposed employment requirement in urban locations.
- 11.54. Option 1 is also considered likely to result in a strongly positive effect on *SA objective 14: promotion of efficient use of natural resources* in the short, medium and long term.
- 11.55. The achievement of *SA objective 14: promotion of efficient use of natural resources* is also linked to the location of development sites. Urban areas and in particular windfall development in 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 and particularly windfall development in urban areas has significant potential to use alternatives to primary aggregates and makes the best use of existing infrastructure.
- 11.56. 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 this updated additional SA assessment of reasonable options accommodating the proposed uplift to the employment land requirement, the conclusion can only be unknown or at best a level of uncertainty exists. The strategic distribution and location of development (sites) are assessed separately within the SA process.

- 11.57. In general terms, the updated additional SA assessment work can be summarised as concluding that the options that provide greater certainty about the proportion of the uplift to the employment land requirement within urban areas achieves more positive impacts on social, economic and environmental factors. This is because urban locations generally have the highest employment land needs, potential labour force and are best placed to maximise positive impacts of such provision.
- 11.58. It is important to note that the employment land needs of Shropshire’s rural communities must be recognised and appropriately planned for within any strategic distribution of planned development incorporated into the draft Shropshire Local Plan. However, this component of the SA assessment addresses only the proposed uplift to the housing requirement.
- 11.59. It is considered that all of the reasonable options identified for accommodating the uplift to the proposed employment land requirement are potentially realistic and as such have the capability to accommodate the uplift to the proposed employment land requirement. However, in exercising planning judgement regarding which of these options is most appropriate, it will be important to consider deliverability – informed by relevant evidence. The results of this updated additional SA Assessment work is also a very important consideration when undertaking this planning judgement.
- 11.60. On balance, it is considered that Option 1: utilising settlement guidelines and windfall allowances represents the most sustainable of the reasonable options for accommodating the uplift to the proposed employment land requirement. This is because:
- a. It presents an opportunity to achieve a strongly positive effect on SA objective 2: encouraging a strong and sustainable economy throughout Shropshire in the short, medium and long term.
  - b. It presents an opportunity to achieve a strongly positive effect on SA objective 14: promotion of efficient use of natural resources in the short, medium and long term.
  - c. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - d. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through identification of appropriate policies to manage resultant development (assessed separately within the SA process).
  - e. It is considered that this option achieves the most appropriate ‘balance’ across all three pillars of sustainability – social, economic, and environmental.
  - f. This option would ensure that the proposed uplift to the proposed employment land requirement is accommodated within the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development.
- Options 2: densification of proposed site allocations would also achieve this outcome. However, on balance it is considered that the positive sustainability

outcomes associated with Option 1 are more significant than Option 2 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 2. Furthermore, it is important to note that the reason for the Council's approach to site densities is to both provide confidence in deliverability of the proposed employment land requirement and avoid risk of over-development which can have negative impacts on a number of SA objectives.

-Option 3: increasing site allocations would also achieve the proposed uplift to the proposed employment land requirement. However, on balance it is considered that the positive sustainability outcomes associated with Option 1 are more significant than Option 3 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 3 – primarily due to the increased certainty regarding the urban focus of development.

-Option 4: a combination of the other options would also achieve the proposed employment land requirement uplift. However, from an SA perspective, the effects against each SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must reflect the 'worst case' scenario from each of the other reasonable options.

- 11.61. Inevitably, the final determination (planning judgement) about which reasonable option for accommodating the uplift to the proposed employment land requirement within the draft Shropshire Local Plan will be informed by a range of evidence/considerations. This updated additional SA Assessment work is a very important consideration when undertaking this planning judgement. However, a range of other factors will also require due consideration when undertaking this planning judgement. For instance, it will be important to ensure that any proposed option for accommodating the uplift to the proposed employment land requirement accords with the overall Plan strategy and importantly is deliverable within the proposed plan period.
- 11.62. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 11.63. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 12. Summary of SA and Site Assessment: Site(s) to Accommodate Proposed 1,500 Dwelling and 30ha Employment Land Contributions Towards the Unmet Needs Forecast to arise within the Black Country

### Introduction

12.1. Following completion of the updated additional SA assessment work on reasonable options for the housing and employment land requirements, the conclusions reached were given careful consideration alongside the extensive range of other information available. This informed the planning judgement regarding which of the reasonable options for the housing and employment land requirements should form the basis for the housing and employment land requirements within the draft Shropshire Local Plan.

12.2. In conclusion, Shropshire Council considers that:

12.3. Option 3b should form the basis for the proposed housing requirement within the draft Shropshire Local Plan.

12.4. **Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs** 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.

12.5. The resultant proposed housing requirement is **31,300 dwellings** over the proposed plan period from 2016-2038. This equates to an annual average of around 1,423 dwellings.

12.6. Option 3b should form the basis for the proposed employment land requirement within the draft Shropshire Local Plan.

12.7. **Option 3b: High Growth Plus a 30ha Employment Land Contribution to the Black Country Authorities Unmet Housing Needs** represents around a 15% uplift on local employment land need of 250ha over the 22-year plan period (annual average of around 11.5ha), plus a 30ha employment land contribution toward forecast unmet employment land need in the Black Country.

12.8. The resultant proposed employment land requirement is **320ha** over the proposed plan period from 2016-2038. This equates to an annual average of around 14.5ha.

12.9. **These planning judgement exercises have been summarised within the Updated Housing and Employment Topic Paper.**

### **Identification of Site(s) to Accommodate Proposed Contributions Towards Unmet Housing and Employment Land Needs Forecast to Arise in the Black Country**

- 12.10. Paragraph 21 of ID28 specified 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.
- 12.11. 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.”
- 12.12. As the proposed housing and employment land requirements include proposed contribution to the unmet housing and employment land needs forecast to arise in the Black Country (1,500 dwellings and 30ha of employment land), it is necessary to consider the sites upon which these contributions should be accommodated.
- 12.13. This section of the SA therefore summarises the updated 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.

### **Identification of a Reasonable Assessment Geography**

- 12.14. As documented within the Housing Topic Paper (GC4i) and Employment Strategy Topic Paper (GC4n), it is considered a functional relationship exists 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.
- 12.15. 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 needs of the Black Country could be located, prior to undertaking additional SA and site assessment work.
- 12.16. 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: Process Undertaken to Identify a Reasonable Assessment Geography**

### ***Geographic Proximity and the Location of Main Road and Rail Transport Links***

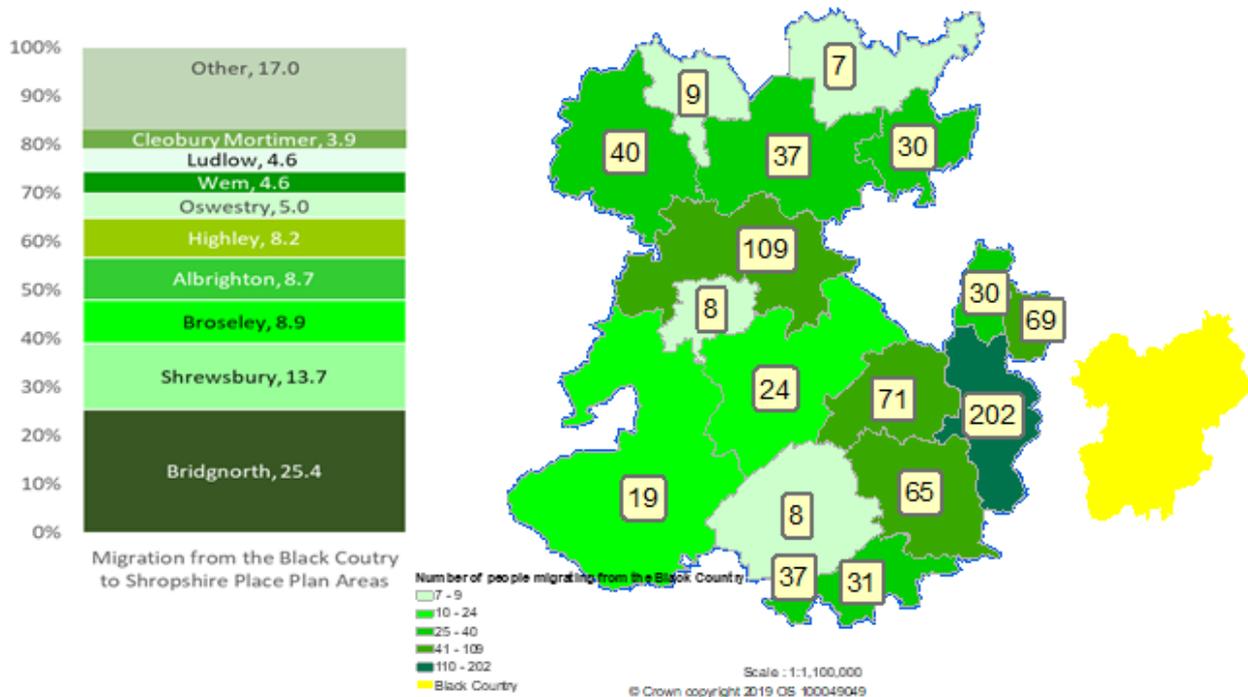
- 12.17. Shropshire covers a large and diverse geographic area. Whilst none of Shropshire adjoins the Black Country, it is considered that eastern and central parts of Shropshire are in geographic proximity, particularly to Wolverhampton and Dudley. However, northern, southern and western portions of Shropshire have a much more limited geographic proximity to the Black Country.
- 12.18. A number of road and rail links exist between Shropshire and the Black Country, as documented within the Housing Topic Paper (GC4i).
- 12.19. 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.
- 12.20. 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 and other parts of the Black Country via the rail network.
- 12.21. 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***

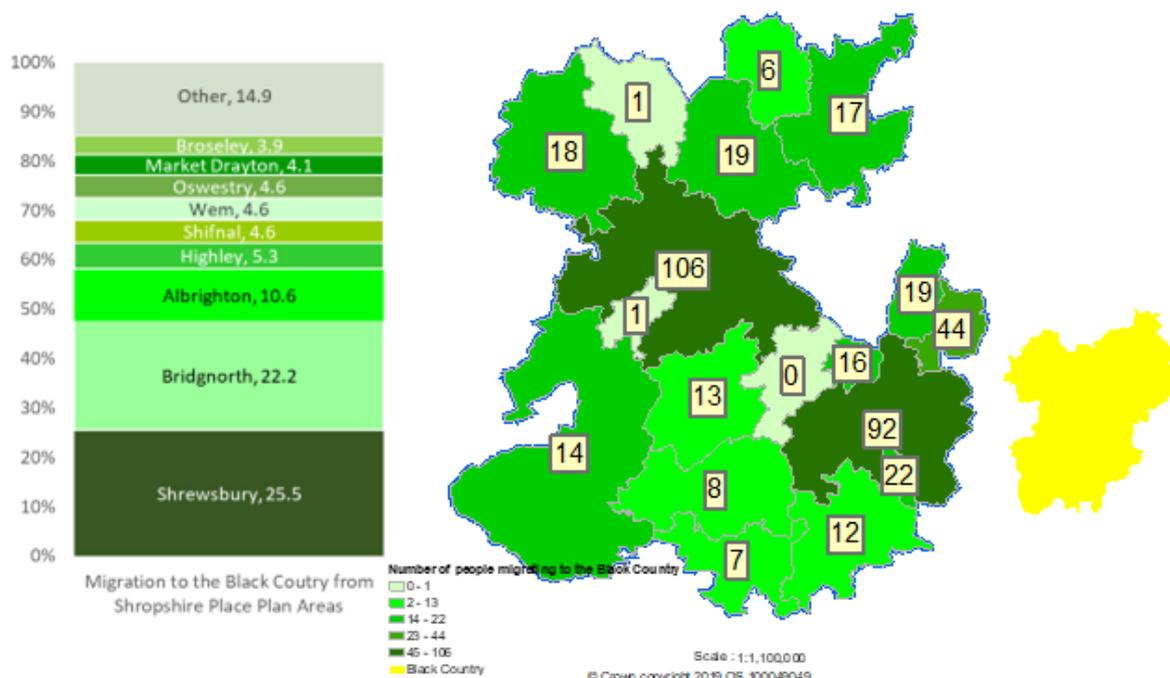
- 12.22. The Housing Topic Paper (GC4i) provides information on migration patterns at a sub-Shropshire level (based on 2011 Census data). These are summarised in Figure 12.1 and Figure 12.2.
- 12.23. It is apparent from this data that the majority of people migrating into Shropshire from the Black Country 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.

12.24. 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.

**Figure 12.1: Internal Migration from the Black Country Authorities to Shropshire (at a Sub-Shropshire level)<sup>1</sup>**



**Figure 12.2: Internal Migration from Shropshire (at a Sub-Shropshire Level) to the Black Country Authorities<sup>2</sup>**



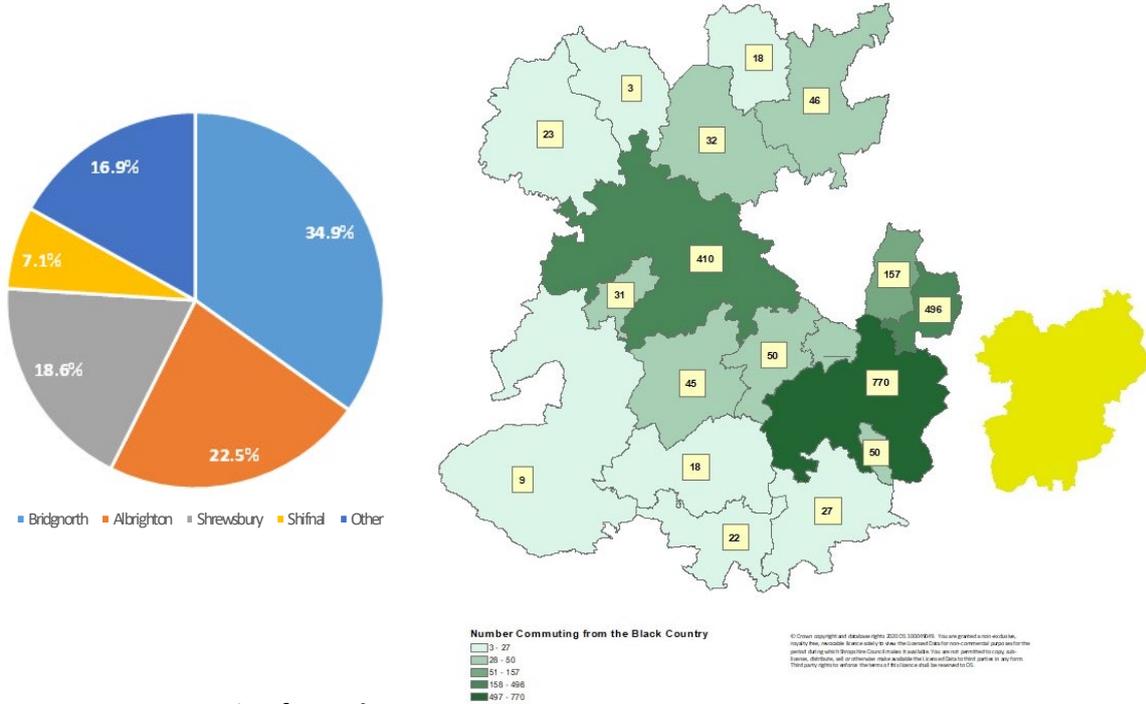
<sup>1</sup> ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

<sup>2</sup> ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

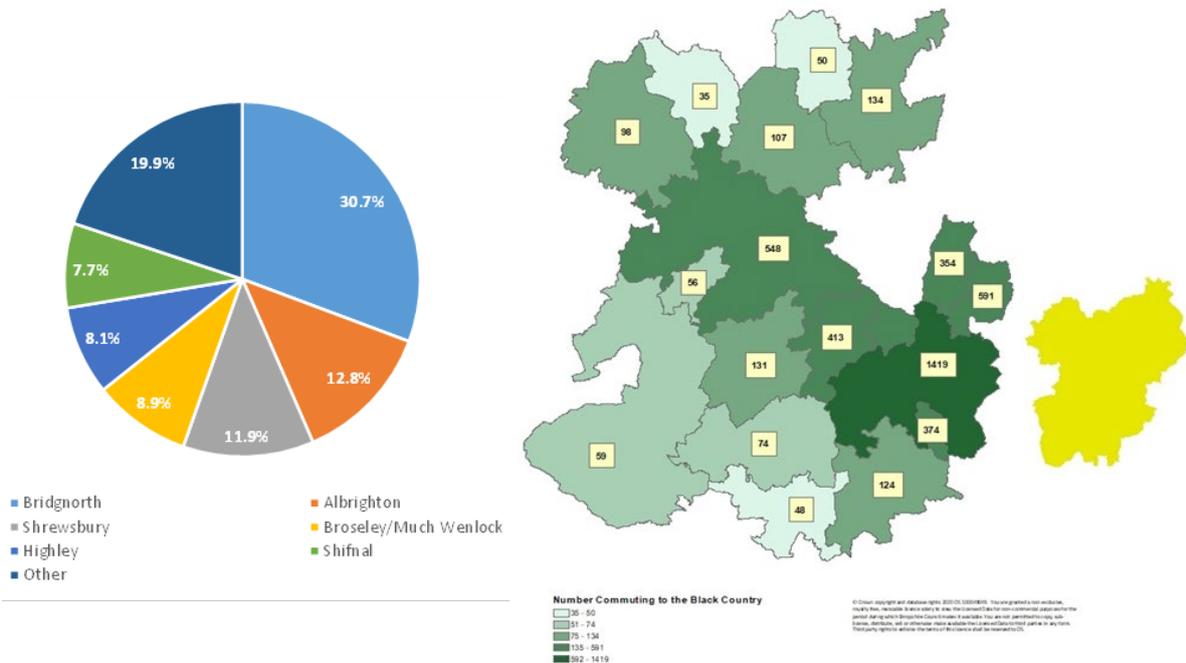
### Commuting Patterns

12.25. The Housing Topic Paper (GC4i) also provides information on commuting patterns at a sub-Shropshire level (based on 2011 Census data). This is summarised within Figure 12.3 and Figure 12.4.

**Figure 12.3: Commuting from Black Country Authorities to Shropshire (at a Sub-Shropshire Level)<sup>3</sup>**



**Figure 12.4: Commuting from Shropshire to the Black Country Authorities (at a Sub-Shropshire Level)<sup>4</sup>**



<sup>3</sup> ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

<sup>4</sup> ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

- 12.26. It is apparent from this data that the majority of people commuting into Shropshire from the Black Country, commute to eastern and central locations. It is also apparent that the majority of people commuting out of Shropshire to the Black Country, commute 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.
- 12.27. 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***

- 12.28. 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***

- 12.29. 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.
- 12.30. 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

12.31. 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*

12.32. 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.

12.33. 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.

12.34. 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*

- 12.35. 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.
- 12.36. 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.
- 12.37. 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*

- 12.38. 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.
- 12.39. 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.
- 12.40. **For the avoidance of doubt, reasonable options for sites to accommodate the proposed contributions to unmet housing and employment land need forecast to arise within the Black Country are in the eastern and central parts of Shropshire at the larger settlements where growth is proposed and all potential strategic settlements/sites.**
- 12.41. Shropshire Council considers that this represents 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**

- 12.42. 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.
- 12.43. 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.

- 12.44. 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.
- 12.45. 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.
- 12.46. For the avoidance of doubt, although a further call for sites was not considered necessary or appropriate, following identification the reasonable assessment geography, **the Council re-assessed all sites in the site assessment process that were in this assessment geography, as part of the additional work. The additional work was not limited to those sites that are proposed for allocation within the draft Shropshire Local Plan.**
- 12.47. **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.
- 12.48. **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.
- 12.49. 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.
- 12.50. It was 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 remained appropriate when assessing the sustainability of sites to accommodate the needs of Shropshire and any contribution to the Black Country.
- 12.51. 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 undertaken.

- 12.52. This update allocated 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, was considered as part of the wider site assessment process. In this way, it informs identification of appropriate site(s) to accommodate proposed contributions to the unmet needs forecast to arise in the Black Country.
- 12.53. **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.
- 12.54. The intention of the 'filters' applied in Stage 2b of the site assessment process was to 'narrow down' the sites considered in Stage 3 of the site assessment process. This is consistent with all previous iterations of the SA undertaken to inform the draft Shropshire Local Plan.
- 12.55. Dealing with each of the three filters in turn:
- a. Size: Sites were 'filtered out' of the site assessment process where they were less than a specified size (unless there was potential for allocation as part of a wider site). The site size 'filters' applied were 0.2ha in Community Hubs and Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills AONB, and 0.5ha for other Strategic/Principal/Key Centres. No other filters on size were applied.
  - b. Availability: Sites were 'filtered out' of the site assessment process where there remained uncertainty about whether the site was available for relevant forms of development, despite best efforts to ascertain site availability.
  - c. Strategic Suitability: Sites were 'filtered out' of the site assessment process where they were identified as being subject to a significant physical, heritage and/or environmental constraint (identified within the Strategic Land Availability Assessment). These constraints are such that it was considered they were unsuitable for development.
    - Significant physical constraints include where the site is landlocked (cannot be accessed); some distance from the built form (unless it could represent a potential strategic site); or the majority of the site is in flood zones 2/3, an identified open space, or has a severely adverse topography.
    - Significant environmental/heritage constraints include where the majority of the site has been identified as a heritage or natural environment asset.
- 12.56. It was considered these filters remain logical to both the consideration of sites to accommodate the needs and objectives of Shropshire and the needs of the Black Country and did not require updating.
- 12.57. **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.

- 12.58. As such, it was considered that this stage was 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 was therefore subject to a comprehensive update.**
- 12.59. Therefore, the additional SA and site assessment work required 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**

- 12.60. 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.
- 12.61. 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.
- 12.62. 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.
- 12.63. For completeness, this update considered all sites associated with settlements identified within the 'relevant assessment geography' and all potential strategic sites / settlements. Each site was allocated a category of either 'Good', 'Fair' or 'Poor', through comparison to all other sites identified.
- 12.64. 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 differing categories across the two processes. 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.
- 12.65. 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.
- 12.66. For the avoidance of doubt, this additional work considered all sites identified within the site assessment process in the relevant assessment geography and all potential strategic sites - not just those sites that are proposed for allocation within the draft Shropshire Local Plan.

12.67. This entailed consideration of around 450 sites as potential locations to accommodate proposed contributions to unmet housing needs forecast to arise in the Black Country; and around 350 sites as potential locations to accommodate proposed contributions to unmet employment land needs forecast to arise in the Black Country.

### **Updating the Stage 3 Site Assessment process**

- 12.68. 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.
- 12.69. 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.
- 12.70. 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.
- 12.71. For the avoidance of doubt, this additional work considered all sites within the relevant assessment geography that proceeded to stage 3 of the site assessment process both within the Green Belt and non-Green Belt sites, and not just those sites that are proposed for allocation within the draft Shropshire Plan. This assessment also explicitly considered the outcome of the Green Belt assessment and review undertaken to inform the preparation of the draft Shropshire Local Plan. It also specifically assesses the relationship of sites with the Black Country.
- 12.72. This entailed consideration of around 230 sites as potential locations to accommodate proposed contributions to unmet housing needs forecast to arise in the Black Country; and around 160 sites as potential locations to accommodate proposed contributions to unmet employment land needs forecast to arise in the Black Country.

### **Summary of the Additional SA and Site Assessment Work**

- 12.73. **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.**
- 12.74. 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.

12.75. A summary of the results of this updated assessment is provided within Table 12.1:

**Table 12.1: 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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
Bridgnorth	BRD014	Fair	Fair
Bridgnorth	BRD015X	Fair	Fair
Bridgnorth	BRD016	Poor	Fair
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
Shrewsbury	BES001X	Poor	Fair
Shrewsbury	BES002	Poor	Fair
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
Shrewsbury	SHR131	Good	Good
Shrewsbury	SHR132	Fair	Fair

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
Shrewsbury	SHR181	Fair	Good
Shrewsbury	SHR182	Fair	Fair
Shrewsbury	SHR183	Fair	Good
Shrewsbury	SHR184x	Fair	Fair

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
Shrewsbury	SLC002	Poor	Fair
Shrewsbury	SLC003	Poor	Fair
Shrewsbury	UFF001	Poor	Fair
Shrewsbury	UFF002	Poor	Fair
Shrewsbury	UFF003X	Poor	Fair
Shrewsbury	UFF004	Poor	Fair

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
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*

12.76. 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 12.2:

**Table 12.2: Summary of the Conclusions of the Stage 2a Employment Site Assessments**

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

<b>Settlement:</b>	<b>Site Ref:</b>	<b>Overall Settlement Sustainability Conclusion</b>	<b>Overall Black Country Contribution Sustainability Conclusion</b>
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
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

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
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
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*

12.77. 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.

12.78. The decision regarding appropriate sites to accommodate all or part of the proposed contributions to the unmet housing and employment land 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.

- 12.79. This is comparable to the process undertaken when identifying sites to accommodate all or part of a proposed settlement housing guideline and/or the proposed housing requirement.
- 12.80. This professional judgement was directly informed by the targeted updated to Stage 2a of the site assessment process; the 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.
- 12.81. The reasoning for decisions is explained within the Updated Stage 3 Site Assessments, which form Appendices 3-10 of this Additional SA Report.
- 12.82. In summary, following completion of the targeted Update to the Stage 2a SA Site Assessments and the Updated Stage 3 SA 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 12.3.
- 12.83. For the avoidance of doubt, this additional work considered all sites within the relevant assessment geography that proceeded to stage 3 of the site assessment process, both within the Green Belt and non-Green Belt sites, and not just those sites that are proposed for allocation within the draft Shropshire Plan.
- 12.84. It is apparent that the sites identified to accommodate the proposed contributions to the unmet needs forecast to arise in the Black Country 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.
- 12.85. The Updated Stage 3 Site Assessments demonstrate that the 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.
- 12.86. It also demonstrates 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.
- 12.87. In effect, the Updated Stage 3 Site Assessments endorse previous conclusions regarding the sustainability of these proposed site allocations and demonstrates that these proposed allocations are considered **suitable and sustainable** when considered specifically to meet the needs of Shropshire and when **specifically considered to accommodate all or part of the proposed contribution to the unmet needs of the Black Country**.

**Table 12.3: 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 consideration of all other reasonable options has been undertaken and exceptional circumstances exist to justify the release of this land for employment, as documented within the new Housing &amp; Employment Topic Paper and 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>
Page 359 IRN001	Former Ironbridge Power Station	S20	Range of local services and facilities Around 1,075 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

- 12.88. 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.
- 12.89. 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.
- 12.90. 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.
- 12.91. 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.
- 12.92. Table 12.4 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 12.4: 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	<b>Fair</b>	Fair
Bridgnorth	BRD030	<b>Fair</b>	<b>Fair</b>
Highley	HNN016	<b>Good</b>	Good
Much Wenlock	MUW012VAR	<b>Fair</b>	Fair
Shifnal	SHF013	<b>Good</b>	Fair
Shifnal	SHF015 & SHF029	<b>Fair</b>	Fair
Shifnal	SHF022 & SHF023 (part)	<b>Fair</b>	Fair
Shrewsbury	SHR054a	<b>Fair</b>	Good
Shrewsbury	SHR145	<b>Fair</b>	Good
Shrewsbury	SHR173	<b>Fair</b>	Fair
Shrewsbury	SHR057 & SHR177	<b>Good</b>	Good
Shrewsbury	SHR060, SHR158 & SHR161	<b>Fair</b>	<b>Fair</b>
Potential Strategic Site	BNT002 (Clive Barracks, Tern Hill)	<b>Fair</b>	Poor
Potential Strategic Site	IRN001 (Former Ironbridge Power Station)	<b>Poor</b>	<b>Poor</b>

*\*The **Bold** conclusions identify the relevant Conclusion(s) for each site.*

12.93. Table 12.5 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 12.5: 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	<b>Fair</b>	Fair
Bridgnorth	P58a	<b>Fair</b>	Fair
Bridgnorth	STC002	<b>Fair</b>	Fair
Shifnal	SHF018b & SHF018d	<b>Fair</b>	<b>Fair</b>
Shrewsbury	SHR060, SHR158 & SHR161	<b>Fair</b>	Fair
Shrewsbury	SHR166	<b>Poor</b>	Fair
Potential Strategic Site	BNT002 (Clive Barracks, Tern Hill)	<b>Fair</b>	Fair
Potential Strategic Site	IRN001 (Former Ironbridge Power Station)	<b>Poor</b>	Poor

*\*The **Bold** conclusions identify the relevant Conclusion(s) for each site.*

12.94. It is apparent from Table 12.4 and Table 12.5 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.

12.95. 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 given due consideration, informed by ongoing engagement with the site promoter.

12.96. 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. This site now benefits from Outline Planning Permission (19/05560/OUT) and a series of Reserved Matters permissions for enabling works have been issued.

12.97. 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 effective in the context of sustainably accommodating Shropshire needs.

12.98. The mitigation measures for IRN001 are also considered equally effective in the context of sustainably accommodating the identified component of the proposed contribution to the unmet housing need forecast to arise within the Black Country.

12.99. These measures are summarised within Table 12.6. They are also set out in the relevant site guidelines in the draft Shropshire Local Plan.

**Table 12.6: Summary of Proposed Employment Allocations Likely Significant Effect within the Assessment Areas**

Reasons for 'Poor' Score	Mitigation Measure(s)
<b>Site: SHR166 - Shrewsbury</b>	
<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>
<b>Site: IRN001 (Former Ironbridge Power Station)</b>	
<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>

Reasons for 'Poor' Score	Mitigation Measure(s)
Site is not within easy walking distance of community services and amenities such as a primary school or GP surgery.	<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>

12.100. Therefore, whilst the Former Ironbridge Power Station Site performs 'poorly' in the context of SA objectives and is considered to likely have 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.

12.101. 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.

12.102. Furthermore, development of this site would, subject to the identified mitigation measures and identified site guidelines, be considered to constitute sustainable development.

12.103. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22). It is considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.

## **13. Summary of SA Assessment: Reasonable Options for the Strategic Distribution of Development Across Shropshire**

### **Introduction**

- 13.1. Through the SA assessment work undertaken to inform the draft Shropshire Local Plan (as summarised within SD006.01, Sustainability Appraisal and Site Assessment Environmental Report) three reasonable options for the strategic distribution of planned development were identified. The associated SA assessment of these options informed identification of the proposed approach to the strategic distribution of planned development within the draft Shropshire Local Plan: urban focus, by which a significant proportion of development is directed towards 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.
- 13.2. It is acknowledged that the decision to propose an increase to the housing and employment land requirements and the proposed mechanism for accommodating these increases should be considered in the context of the strategic distribution of planned development.
- 13.3. It is also acknowledged that the identification of sites to accommodate the proposed contribution to the unmet needs forecasts to arise in the Black Country should be considered in the context of the strategic distribution of planned development.
- 13.4. However, it is important to note that the SA assessment of these options is entirely independent of the conclusions reached regarding the proposed mechanism for accommodating the proposed increase to the housing requirement. It is similarly independent of conclusions reached regarding the proposed sites to accommodate the proposed contributions to unmet needs forecast to arise in the Black Country.
- 13.5. This section of the document therefore summarises the updated additional SA assessment of the reasonable options for the strategic distribution of planned development across Shropshire.
- 13.6. The starting point for this updated additional SA assessment work on the strategic distribution of planned development was the 'broad categories' of settlement identified within the earlier stages of SA.
- 13.7. 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'.
- 13.8. 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.

13.9. 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 updated additional SA assessment work on the strategic distribution of planned development.

### **Identification of Reasonable Options for the Strategic Distribution of Development**

13.10. 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 updated additional SA assessment work were identified based on various distributions of the total development between the three identified ‘settlement categories’.

13.11. As such, three reasonable options for the strategic distribution of planned development were identified and were assessed within this updated 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.

b. **Strategic Distribution of Planned Development Option B: Urban Focus -** Consisting of around 29% of planned housing development within the Strategic Centre of Shrewsbury; around 45% 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.

- 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

13.12. The following tables summarise the additional SA assessment of the identified reasonable Distribution of Development Options:

**Table 13.1: Strategic Distribution of Planned Development Option A: Rural Rebalance**

<b>Strategic Distribution of Planned Development Option A: Rural Rebalance</b>				
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.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
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 Development 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 Development 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 Development 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 Development 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development 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.
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 Development 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 Development 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 Development 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 Development 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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development 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.
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 Development 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 Development 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 Development 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 Development 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.

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	As the strategic distribution of planned development is generally comparable to that within the adopted Development 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 Development 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**

- 13.13. 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.
- 13.14. It is considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed housing requirement for Shropshire (which meets identified local housing needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 1,500 dwelling contribution towards the unmet housing needs forecast to arise in the Black Country).
- 13.15. It is also considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed employment requirement for Shropshire (which meets identified employment land needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 30ha employment land contribution towards the unmet employment land needs forecast to arise in the Black Country).
- 13.16. 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, particularly following proposed amendments to

settlement housing guidelines and windfall allowance in order to accommodate the proposed uplift to the housing requirement. As such, it could result in a need to amend settlement guidelines and site allocations.

- 13.17. As the strategic distribution of planned development associated within this option is generally comparable to that within the adopted Development 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.
- 13.18. 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 Development 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 13.2: Distribution of Development Option B: Urban Focus**

Strategic Distribution of Planned Development Option B: Urban Focus				
This option consists of around 29% of planned housing development occurring within the Strategic Centre of Shrewsbury; around 45% 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 Development 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 Development 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.

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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 Development 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 Development 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 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 Development 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 Development 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 Development Plan. These settlements benefit from the greatest access to a range of sustainable means of transport.</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 Development 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 Development 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 Development 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 Development Plan. These settlements benefit from a range of health, leisure, recreation, and cultural 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 Development 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 Development 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 Development 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>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	?	?	?	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.
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 Development Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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.
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**

13.19. 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.

- 13.20. It is considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed housing requirement for Shropshire (which meets identified local housing needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 1,500 dwelling contribution towards the unmet housing needs forecast to arise in the Black Country).
- 13.21. It is also considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed employment requirement for Shropshire (which meets identified employment land needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 30ha employment land contribution towards the unmet employment land needs forecast to arise in the Black Country).
- 13.22. The strategic distribution of planned development associated with this reasonable option is generally consistent with that proposed within the draft Shropshire Local Plan, including following proposed amendments to settlement housing guidelines and windfall allowance in order to accommodate the proposed uplift to the housing requirement. As such, it would likely support the retention of the principles of proposed strategies for settlements across Shropshire and the proposed site allocations identified to support the achievement of these proposed settlement strategies.
- 13.23. 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.
- 13.24. 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.
- 13.25. 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.

- 13.26. 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.
- 13.27. 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.
- 13.28. 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.
- 13.29. 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 13.3: 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 Development 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 Development 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 Development 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 Development 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 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 Development 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 Development 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 Development Plan. These settlements benefit from the greatest access to a 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 Development 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 Development 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 Development 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 Development Plan. These settlements benefit from a range of health, leisure, recreation, and cultural 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 Development 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 Development 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 Development 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>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	?	?	?	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.
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 Development 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 Development 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 Development 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 Development Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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 Development Plan. Urban areas are most likely to contain opportunities to re-use existing buildings and land. 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.
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 Development 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 Development 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**

- 13.30. 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.
- 13.31. It is considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed housing requirement for Shropshire (which meets identified local housing needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 1,500 dwelling contribution towards the unmet housing needs forecast to arise in the Black Country).
- 13.32. It is also considered that this proposed strategic distribution of development would allow for the sustainable accommodation of the proposed employment requirement for Shropshire (which meets identified employment land needs; provides a positive contribution to the identified issues and opportunities in Shropshire; and includes a 30ha employment land contribution towards the unmet employment land needs forecast to arise in the Black Country).
- 13.33. 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, particularly following proposed amendments to settlement housing guidelines and windfall allowance in order to accommodate the proposed uplift to the housing requirement. As such, it could result in a need to amend settlement guidelines and site allocations.
- 13.34. 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.
- 13.35. 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 Development 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.

- 13.36. 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.
- 13.37. 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 Development 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 Development 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.
- 13.38. Focussing more development in urban areas than the strategic approach for the distribution of planned development within the adopted Development 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.
- 13.39. 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.
- 13.40. 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**

- 13.41. The overall purpose of this component of the updated 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 updated additional SA assessment work is summarised within Tables 12.1 - 12.3 above.
- 13.42. 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 12.4 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 (3) 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.
- 13.43. 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 13.4: 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.	2	1	1
2: Encourage a strong and sustainable economy throughout Shropshire	3	1	2
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	3	1	2
4: Promote access to services for all sections of society	3	1	2
5: Encourage the use of sustainable means of transport	3	1	2
6: Reduce the need of people to travel by car	3	1	2
7: Support active and healthy communities.	3	1	2
8: Protect and improve soil quality	2	1	1
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	2	1	1
10: Reduce flood risk and improve flood management	1	2	2
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	1	2	2
12: Reduce carbon dioxide emissions	3	1	2
13: Promote adaptation and mitigation to climate change	3	1	2
14: Promote efficient use of natural resources	3	1	2
15: Conserve and enhance features and areas of heritage value and their setting	1	2	2
16: Conserve and enhance landscape character and local distinctiveness	1	2	2

## **Conclusion**

- 13.44. Tables 12.1 - 12.3 summarise the updated additional SA assessment work for each of the reasonable strategic distribution of planned development options identified. Table 12.4 then summarises, in comparative terms, how the three reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.
- 13.45. It is apparent from the results of the updated 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.
- 13.46. 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.
- 13.47. 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).
- 13.48. 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.
- 13.49. It is important to note that there are a number of SA objectives that are linked to the 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.
- 13.50. In general terms, the updated 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.

- 13.51. However, it is important to ensure 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.
- 13.52. 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, particularly following proposed amendments to settlement housing guidelines and windfall allowance in order to accommodate the proposed uplift to the housing requirement. As such, they could result in a need to amend settlement guidelines and site allocations.
- 13.53. Conversely the strategic distribution of planned development associated with reasonable Option B is generally consistent with that proposed within the draft Shropshire Local Plan, including following proposed amendments to settlement housing guidelines and windfall allowance in order to accommodate the proposed uplift to the housing requirement. 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.
- 13.54. On balance, it is considered that Option B: Urban Focus is the most sustainable of the three reasonable options for the strategic distribution of planned development. This is because:
- a. It presents an opportunity in the short, medium and long term to achieve 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; and 7: supporting active and healthy communities
  - b. It presents an opportunity to achieve positive impacts against a range of other identified sustainability objectives.
  - c. Whilst it will likely have a negative impact on SA objective 16: conserve and enhance landscape character and local distinctiveness, and the impact on some other SA objectives is unclear, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through careful consideration of the locations of site allocations (assessed separately within the SA process) and the identification of appropriate policies to manage resultant development (also assessed separately within the SA process).
- 13.55. This updated additional SA Assessment work is a very important consideration when undertaking the planning judgement regarding which reasonable option for the strategic distribution of planned development should be identified within the draft Shropshire Local Plan. However, a range of other evidence/factors will also require due consideration when undertaking this planning judgement.

- 13.56. For the avoidance of doubt, it is considered that none of these reasonable options would result in a significant effect and as such no mitigation measures would be required. It is also considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 13.57. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

## 14. Summary of SA Assessment: Relevant Draft Policies

### Introduction

- 14.1. 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.
- 14.2. 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.
- 14.3. 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

- 14.4. 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 Approach<sup>5</sup>;
  - b. Draft Policy SP7; and
  - c. Draft Policy SP13: Delivering Sustainable Economic Growth and Enterprise.
- 14.5. 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 updated additional SA assessment work. For completeness, this updated additional SA assessment work is also summarised within this section of the document.

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<sup>5</sup> 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**

14.6. 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.

14.7. Each policy assessment is then followed by a written summary of the conclusions for each policy.

**Table 14.1: 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 31,300 new dwellings and a minimum of 320 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 1,423 dwellings and around 14.5ha 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.
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

Sustainability Appraisal Assessment of Revised Policy SP2. Strategic Approach				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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
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

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Sustainability Appraisal Assessment of Revised Policy SP2. Strategic Approach				
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 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**

- 14.8. 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. It also explicitly addresses the proposed housing and employment land contributions towards the unmet needs forecast to arise.
- 14.9. 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.
- 14.10. 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.
- 14.11. 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 14.2: SA Assessment of Revised Policy SP7. Managing Housing Development**

**SP7. Managing Housing Development**

1. In addition to supporting the development of the housing on the allocations set out in Policies S1-S20, there will be positive consideration of other sustainable housing development where this does not conflict with the Policies of the Local Plan.
2. In particular, additional housing development opportunities which would support the reuse of disused land or premises within settlement development boundaries as shown on the Policies Map; or contribute towards achieving wider town centre regeneration will be supported.
3. The residential development guidelines for settlements set out in Policies S1-S20 are a significant policy consideration. Where housing proposals which are otherwise compliant with the policies of this Local Plan would lead to the residential development guideline for a settlement being exceeded, having taken account of the number of completions since the start of the plan period as well as and any outstanding commitments, including site allocations, regard will be had to all of the following:
  - a. The benefits arising from the proposal, aside from increasing housing supply;
  - b. The likely delivery of the outstanding commitments;
  - c. Any cumulative impacts arising from the development, especially on infrastructure provision; and
  - d. The increase in the number of dwellings relative to the guideline.
4. Additional market housing development outside the settlement development boundaries shown on the Policies Map will be strictly controlled in line with Policy SP10, and will only be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.

**Sustainability Appraisal Assessment of Policy SP7. Managing Housing Development**

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	Development which does not conflict with other Local Plan policies is supported. This means that 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	+	+	+	The policy is likely to encourage the retention of jobs in the county and to maintain and support existing businesses.

Sustainability Appraisal Assessment of Policy SP7. Managing Housing 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	++	++	++	The policy specifically promotes residential development to meet housing need.
4: Promote access to services for all sections of society	+	+	+	The policy encourages development in those settlements which have a range of services, so this objective is likely to be supported.
5: Encourage the use of sustainable means of transport	+	+	+	The policy encourages development in those settlements which are already best served by sustainable means of transport so this objective is likely to be supported.
6: Reduce the need of people to travel by car	0/+	0/+	0/+	The policy encourages development in the most accessible existing settlements so this may lead to a reduction in the need to travel by car.
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	0	0	0	This objective is unlikely to be affected by this policy.
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	This objective is unlikely to be affected by this policy.
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	++	++	++	The re-use of existing buildings and previously developed land is specifically encouraged by this policy.
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.

Sustainability Appraisal Assessment of Policy SP7. Managing Housing Development				
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 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 SP7: Managing Housing Development**

- 14.12. This policy is **significantly positive** towards the promotion of the **efficient use of natural resources** and is also **significantly positive** towards the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society. The re-use of existing buildings and previously developed land is specifically encouraged by this policy and it specifically promotes residential development to meet housing need. The policy also encourages access to services for all sections of society as it relates to settlements which have a range of services, and also encourages the use of sustainable means of transport as well as a strong and sustainable economy throughout Shropshire. The policy may also assist with reducing the need for people to travel by car as it encourages development in the most accessible existing settlements.
- 14.13. Sustainability objectives concerned with water quality and flood risk and management are unlikely to be affected by this policy. It is also unlikely to change the current situation with respect to protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats as well as promoting adaptation and mitigation to climate change. The policy has no effect on the sustainability objectives of Shropshire’s air quality of the reduction of carbon emissions and will not change the baseline for objectives of supporting active and healthy lifestyles and the conservation and enhancement of areas of heritage value.
- 14.14. It is possible that the policy may have a negative impact upon soil quality as development outside existing settlement boundaries is likely to lead to the release of greenfield land. Additionally all development changes the character of the landscape and so this could have an impact with regard to the conservation and enhancement of landscape character and local distinctiveness.

**Table 14.3: 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 320 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.
3. 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 SP7, SP8, SP9;
  - 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.
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:
- 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
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.

Sustainability Appraisal Assessment of Revised Policy SP13. Delivering Sustainable Economic Growth and Enterprise				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
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***

- 14.15. 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.
- 14.16. 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.
- 14.17. 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.
- 14.18. 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 14.4: 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.  
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-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:
  - 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.

<b>Sustainability Appraisal Assessment of New Policy. Housing Provision for Older People and those with Disabilities and Special Needs</b>				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
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.
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.

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
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.
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.

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
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.

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**Summary for New Policy: Housing Provision for Older People and those with Disabilities and Special Needs**

14.19. 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.

- 14.20. 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.
- 14.21. 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**

- 14.22. 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”*<sup>6</sup> (mitigation measures).
- 14.23. 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.*
- 14.24. Table 14.5 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.
- 14.25. Table 14.5 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 14.5: Significant Effects of Revised and New Local Plan Policies**

<b>Policy</b>	<b>Sustainability Objectives significantly positively affected</b>	<b>Sustainability Objectives significantly negatively affected</b>
SP2. Strategic Approach	SO2 & SO3	No objectives significantly negatively affected.
SP7. Managing Housing Development	SO3 & SO14	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.

- 14.26. Table 14.5 demonstrates that these draft policies are not likely to result in any significant negative effects, and as such no mitigation measures would be required.

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<sup>6</sup> NPPG – Strategic Environmental Assessment and Sustainability Appraisal, Paragraph 016, Reference ID: 11-016-20190722

- 14.27. It is considered that the monitoring framework established within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01) is appropriate in order to monitor the significant environmental effects of implementing the draft Shropshire Local Plan.
- 14.28. This document should be read in conjunction with the Sustainability Appraisal and Site Assessment Environmental Report and its Appendices (SD006.01-SD006.22).

# Appendices



# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 1

### Updated Stage 2a: Housing Sustainability Appraisal Site Assessment



Criteria	Criteria Description	Scoring Guide	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:		
			Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton
			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:
			ALB002	ALB003	ALB005	ALB007	ALB008	ALB009	ALB010	ALB013	ALB014	ALB015	ALB016	ALB017	ALB018		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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			
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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		
	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	-	-			
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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																	
<b>Overall Score</b>			-3	1	-2	0	1	-6	-11	-2	-1	-8	-8	-6	0		
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Good	Good	Good	Fair	Poor	Good	Good	Poor	Poor	Fair	Good		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:		
			Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton	Albrighton
			Site Ref: ALB019	Site Ref: ALB020	Site Ref: ALB021	Site Ref: ALB022	Site Ref: ALB023	Site Ref: ALB024	Site Ref: P32a	Site Ref: P32b	Site Ref: P32c	Site Ref: P35	Site Ref: P36a	Site Ref: P36b	Site Ref: P37a		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		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		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-			
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	-	-	-			
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	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																	
<b>Overall Score</b>			-11	-11	-10	-11	-3	-8	-3	-7	-4	-5	-6	-2	-9		
<b>Overall Settlement Sustainability Conclusion</b>			Poor	Poor	Poor	Poor	Good	Poor	Good	Fair	Fair	Fair	Fair	Good	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	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: Albrighton	Settlement: Albrighton	Settlement: Albrighton	Settlement: Albrighton	Settlement: Bridgnorth										
			Site Ref:	Site Ref:	Site Ref:												
			P37b	P38	P39	ALB017 & ALB021	BRD001	BRD003	BRD005	BRD006	BRD006a	BRD007X	BRD011	BRD012	BRD014		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	-	-	-	-	-		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	+	+	+		
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	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	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																	
<b>Overall Score</b>			<b>-10</b>	<b>-4</b>	<b>-8</b>	<b>-6</b>	<b>0</b>	<b>4</b>	<b>-8</b>	<b>-4</b>	<b>-3</b>	<b>-5</b>	<b>-8</b>	<b>-1</b>	<b>-7</b>		
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>								
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>		

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:												
			BRD015X	BRD016	BRD017	BRD018X	BRD019	BRD019a	BRD021	BRD022	BRD023	BRD024	BRD025	BRD026	BRD027		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	+	+		
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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		
	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	--		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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		
	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	-		
300m of a Listed Building	-		-	0	-	0	0	-	-	0	-	-	0	-			
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0		
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)		+			+						+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-3	-9	-4	-1	-4	-4	-6	-2	-1	-1	-1	-6	7		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Fair	Good											
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Fair	Fair	Fair	Good	Fair	Fair	Fair	Good	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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	-		
	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	-	-	-	-	-	-	-	-	-	-		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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		
	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		
a Listed Building	0		--	0	0	0	0	0	0	0	0	0	0	0			
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	-			
	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			
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)		not assessed												
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)			-											
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)			0	0	0	0	0	0	0	0	0	0		
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)														
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-8	-8	-11	-5	-9	-10	-9	-4	-9	-13	-12	-12	-13		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Poor	Fair	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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															
<b>Overall Score</b>			<b>-12</b>	<b>-13</b>	<b>-10</b>	<b>-6</b>	<b>-7</b>	<b>-7</b>	<b>-8</b>	<b>-8</b>	<b>-14</b>	<b>-11</b>	<b>-15</b>	<b>-6</b>	<b>-5</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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		
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	
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															
<b>Overall Score</b>			-8	-5	-8	-8	-7	-7	-8	-8	-8	-6	-1	-5	5
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Good	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	
	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	-	-	-	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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															
<b>Overall Score</b>			-1	-15	-2	-13	-2	0	-5	0	-3	-3	1	0	-2
<b>Overall Settlement Sustainability Conclusion</b>			Good	Poor	Good	Poor	Good	Good	Fair	Good	Fair	Fair	Good	Good	Good
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	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															
<b>Overall Score</b>			<b>-10</b>	<b>-9</b>	<b>-13</b>	<b>-16</b>	<b>-11</b>	<b>2</b>	<b>-4</b>	<b>3</b>	<b>-4</b>	<b>1</b>	<b>-3</b>	<b>-3</b>	<b>-5</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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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	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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (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															
<b>Overall Score</b>			-4	-18	-14	-12	-10	-12	-6	-2	0	-2	-2	-5	-6
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Good	Fair	Fair	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Fair	Poor	Poor	Fair	Fair	Fair	Fair	Good	Good	Good	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  
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 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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															
<b>Overall Score</b>			1	-5	-1	5	-6	0	-6	4	-5	-11	-3	-10	-1
<b>Overall Settlement Sustainability Conclusion</b>			Good	Fair	Fair	Good	Fair	Good	Fair	Good	Fair	Poor	Fair	Poor	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Good	Fair	Good	Good	Fair	Good	Fair	Good	Fair	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  
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 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	Much Wenlock	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: MUW012/VAR		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		-	-	-	-	-	-	-	-	-	-	-	-			
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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			
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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			
	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	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																	
<b>Overall Score</b>			-1	-2	-6	1	-2	1	-1	-1	-2	-11	-11	-4	-4		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Good	Good	Good	Good	Good	Good	Poor	Poor	Fair	Fair		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Good	Good	Fair	Good	Good	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: 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	
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															
<b>Overall Score</b>			-11	-11	-1	-5	-2	-6	-9	-6	-13	-15	-10	-7	-10
<b>Overall Settlement Sustainability Conclusion</b>			Poor	Poor	Good	Fair	Good	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	-		
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															
<b>Overall Score</b>			-5	-1	-11	-2	-4	-8	-5	-5	-8	-12	-4	-11	-9
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Poor	Good	Good	Fair	Good	Good	Fair	Poor	Good	Poor	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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  
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 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: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal		
			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:
			SHF019VAR	SHF021	SHF022	SHF023	SHF024	SHF025	SHF026	SHF027	SHF028	SHF029	SHF032	SHF033	SHF034		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	0
	500m of a Site of Special Scientific Interest		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
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	0
	300m of a Conservation Area		0	0	0	0	0	0	-	0	-	-	-	0	0	-	-
300m of a Listed Building	-		0	-	-	0	-	-	-	-	-	-	-	-	-	-	
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)			+			+		+	+					
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-9	-9	-9	-9	-13	-5	-12	-1	-4	-10	-4	-4	-5	-5	
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Good	Poor	Good	Good	Fair	Good	Good	Good	Good	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Fair	Fair	Good	Fair	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: 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
			SHF035	SHF037	SHF015 & SHF029	SHF018b & SHF018d	SHF022 & SHF023 (part)	BES001X	BES002	BES003	BIT026	GVH001X	SHR001X	SHR002	SHR002
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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	-		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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		
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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															
<b>Overall Score</b>			<b>-8</b>	<b>-4</b>	<b>-9</b>	<b>-12</b>	<b>-9</b>	<b>-11</b>	<b>-11</b>	<b>-2</b>	<b>-5</b>	<b>-13</b>	<b>2</b>	<b>-3</b>	
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Good</b>	<b>Fair</b>	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	

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:												
			SHR003	SHR004	SHR005	SHR006	SHR007	SHR008	SHR011	SHR012	SHR014	SHR015	SHR016	SHR019	SHR020	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>															
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>															
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>															
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>															
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>															
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>															
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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																
<b>Overall Score</b>			0	-1	-7	0	2	6	6	2	-3	0	3	-3	0	
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Good	Good	Fair	Good	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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  
 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:												
			SHR021X	SHR022X	SHR023	SHR025	SHR026	SHR027	SHR031	SHR032	SHR033X	SHR035	SHR036X	SHR037	SHR038		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)		+	+						+		+	+	+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-6	-1	-3	-11	-9	-13	-9	-5	1	0	1	2	-2		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Good	Fair	Poor	Poor	Poor	Poor	Fair	Good	Good	Good	Good	Fair		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Fair	Good	Fair	Fair	Fair	Poor	Fair	Fair	Good	Good	Good	Good	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: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR039X	SHR040	SHR041X	SHR042	SHR043X	SHR044	SHR046	SHR053	SHR054a	SHR054b	SHR054c	SHR055	SHR056		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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			
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		
	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			
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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			
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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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		
	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	-	0	0	0	0	-			
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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																	
<b>Overall Score</b>			0	-2	-3	-6	3	-9	-11	-1	-2	-7	-7	-4	-9		
<b>Overall Settlement Sustainability Conclusion</b>			Good	Fair	Fair	Fair	Good	Poor	Poor	Good	Fair	Fair	Fair	Fair	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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  
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 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  
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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  
 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	0
	500m of a Site of Special Scientific Interest		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
	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	-	-	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	0	0	0	-	-	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	0
	300m of a Conservation Area		0	0	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	
15	<b>Site wholly/partly classified as very high landscape sensitivity for residential</b>		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																	
<b>Overall Score</b>			-2	-11	-7	-2	-3	-2	-7	-3	1	1	-1	-3	1		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair	Fair	Good		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			Good	Fair	Fair	Good	Fair	Good	Fair	Fair	Good	Good	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: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR080	SHR081	SHR083	SHR084	SHR085	SHR086	SHR088	SHR090X	SHR093	SHR096	SHR099	SHR100	SHR101X		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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		
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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		
	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	-	-	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	-	-	-		
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																	
<b>Overall Score</b>			-3	-6	-1	1	-5	2	-1	-2	-2	-4	-4	-11	-3		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Good	Good	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	Fair		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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		
Accessible natural green space (natural/semi-natural green space)	0		0	-	0	0	0	0	0	0	0	0	0	0			
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	-	-	-		
300m of a Listed Building	0		0	-	-	0	-	-	0	-	-	0	-	-	0		
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)			0		0	0								
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)		+		+	+			+	+	+	+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			5	-9	-5	-7	-12	-5	-8	-7	-7	-3	1	0	-2		
<b>Overall Settlement Sustainability Conclusion</b>			Good	Poor	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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														
			Site Ref:	Site Ref:	Site Ref:												
			SHR124X	SHR126	SHR127	SHR131	SHR132	SHR134	SHR137X	SHR138X	SHR139	SHR140	SHR141X	SHR142	SHR143X		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> .	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)										0	0			
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)		+	+	+	+	+	+	+	+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			0	-1	3	2	-4	-3	-1	-3	3	-8	-1	-10	-11		
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Good	Good	Fair	Fair	Good	Fair	Good	Fair	Good	Poor	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	-	-	-	-	-	-	-	-	-	-	-		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)			0			0		0	0	0	0	0		
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)		+		+	+	+		+	+					
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-3	-2	0	0	-6	-12	-1	-6	-12	-9	-8	-1	-13		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Good	Good	Fair	Poor	Good	Fair	Poor	Poor	Fair	Good	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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:												
			SHR161	SHR162	SHR163	SHR164	SHR165	SHR166	SHR167	SHR168	SHR169	SHR170	SHR171	SHR172	SHR173	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>															
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>															
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>															
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>															
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>															
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>															
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)													
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)													
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)						+					+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																
<b>Overall Score</b>			-4	-7	-2	-15	1	-8	-7	-2	-10	-9	1	-2	-5	
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Poor	Good	Fair	Fair	Fair	Poor	Poor	Good	Fair	Fair	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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:	Site Ref:												
			SHR174	SHR175	SHR176	SHR177	SHR178	SHR179	SHR180	SHR181	SHR182	SHR183	SHR184x	SHR185	SHR186		
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	
	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
	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	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	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	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	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	
	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	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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
	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	0	0
300m of a Listed Building	0		-	0	0	-	0	0	0	-	-	0	-	0	0	0	
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)			+		+				+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			-7	-3	-6	2	-4	-1	0	-2	-5	-2	-3	-5	-3		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Good	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	Fair		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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																	
<b>Overall Score</b>			-8	-12	-4	-4	-10	-11	-12	-4	-10	-4	-8	-7	-14		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Fair	Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Fair	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)														
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)														
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	0			
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)					+			+			+			
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
<b>Overall Score</b>			<b>-10</b>	<b>-1</b>	<b>-12</b>	<b>-4</b>	<b>-10</b>	<b>-9</b>	<b>-4</b>	<b>-6</b>	<b>-7</b>	<b>-11</b>	<b>-4</b>	<b>-1</b>	<b>-7</b>		
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Good</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>										

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>																
	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	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			
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>																
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>																
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>																
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>																
	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		
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		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																	
<b>Overall Score</b>			-4	-12	-13	-1	-4	-4	-5	-15	-11	-7	-5	-11	-11		
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Poor	Good	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Poor		
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	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	0	-	-	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	-	
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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	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		
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														
<b>Overall Score</b>			<b>-12</b>	<b>-12</b>	<b>-11</b>	<b>-12</b>	<b>-10</b>	<b>-12</b>	<b>-10</b>	<b>-10</b>	<b>-1</b>	<b>-5</b>	<b>0</b>	
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>								
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>								

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	<b>Site wholly/partly classified as very high landscape sensitivity for residential</b>		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														
<b>Overall Score</b>			-6	-13	-6	-10	-5	-12	2	-2	-19	-8	-5	
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Good	Fair	Good	Good	Poor	Fair	Good	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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  
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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  
 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:										
			Madeley	MDR042 Amended	MDR046	MDR049	MOR012	OSW060	P10	P16	P17a	P17b	P26	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)		not assessed									
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)											
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)			0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			-5	-5	-8	-10	0	-1	-9	-10	-7	-10	-21	
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	-	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> .	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)								
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)								
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)								
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
<b>Overall Score</b>			<b>-20</b>	<b>-16</b>	<b>-8</b>	<b>-12</b>	<b>-12</b>	<b>-16</b>	<b>-6</b>	<b>-5</b>	<b>-3</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	
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														
<b>Overall Score</b>			<b>-9</b>	<b>-13</b>	<b>-10</b>	<b>-8</b>	<b>-8</b>	<b>-14</b>	<b>-15</b>	<b>-11</b>	<b>-2</b>	<b>-5</b>	<b>-4</b>	
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	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	0	0
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
15	<b>Site wholly/partly classified as very high landscape sensitivity for residential</b>		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													
<b>Overall Score</b>			-11	-14	-2	-7	-11	-13	-2	-11	-6	-12	-12
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Good	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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		
15	<b>Site is wholly/partly classified as very high landscape sensitivity for residential</b>		Double minus score (-)											
	<b>Site is wholly/partly classified as high landscape sensitivity for residential</b>		Minus score (-)											
	<b>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential</b>		Zero score (0)		0	0	0	0	0	0	0	0	0	
	<b>Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary</b>		Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			<b>-14</b>	<b>-8</b>	<b>-8</b>	<b>-7</b>	<b>-4</b>	<b>-2</b>	<b>-4</b>	<b>-11</b>	<b>-4</b>	<b>-8</b>	<b>-14</b>	
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	

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  
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 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>						
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>						
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>						
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>						
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>						
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>						
	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		-	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							
<b>Overall Score</b>			<b>-4</b>	<b>-5</b>	<b>-5</b>	<b>-7</b>	<b>-10</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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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 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	+	+	+	+	-
9 10 11 12	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
	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	0	0	-	-
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	-	-	-
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														
<b>Overall Score</b>			<b>0</b>	<b>3</b>	<b>-6</b>	<b>-5</b>	<b>-4</b>	<b>-3</b>	<b>-6</b>	<b>-1</b>	<b>-6</b>	<b>-5</b>	<b>-10</b>	<b>-2</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	
	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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-1	-2	-2	-7	-3	2	-1	-1	-4	5	-6	-6
<b>Overall Settlement Sustainability Conclusion</b>			Good	Fair	Fair	Fair	Fair	Good	Good	Good	Fair	Good	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	-	-	-
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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
10	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
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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
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														
<b>Overall Score</b>			<b>-9</b>	<b>-5</b>	<b>-10</b>	<b>-11</b>	<b>-10</b>	<b>-5</b>	<b>-10</b>	<b>-12</b>	<b>-13</b>	<b>-11</b>	<b>-12</b>	<b>-10</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>						

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	-	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	-	+	+	+	+	+
Page 457	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	
	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	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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		
	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		
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 (-)	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														
<b>Overall Score</b>			<b>-11</b>	<b>-11</b>	<b>-5</b>	<b>-7</b>	<b>-7</b>	<b>-8</b>	<b>-7</b>	<b>-11</b>	<b>-9</b>	<b>-14</b>	<b>-4</b>	<b>-5</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>								

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0			
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	-	-	-	-	-	
10	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	-		
	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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			
	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														
<b>Overall Score</b>			-6	-5	-6	-6	-11	-6	-11	-13	-8	-7	-8	-7
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Good	Poor	Poor	Fair	Fair	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	+	-	-	-	-	
Page 459	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-3	-9	-4	-4	-6	-5	-5	-8	-10	-4	-9	-7
<b>Overall Settlement Sustainability Conclusion</b>			Good	Fair	Good	Good	Good	Good	Good	Fair	Fair	Good	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	-	-	-	-	-
10	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-7	-7	-7	-7	-11	-7	-10	-3	-6	-8	-4	-3
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Fair	Fair	Good	Good	Fair	Good	Good
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	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		
	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	-	
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+	-	-	
Page 462	<b>Site wholly or partly on grade 1 or 2 or 3 agricultural land (best &amp; most versatile)</b>	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	
	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	
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	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		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	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		
	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															
<b>Overall Score</b>			<b>0</b>	<b>-1</b>	<b>-7</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>-3</b>	<b>-2</b>	<b>3</b>	<b>-4</b>	
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	-	-	-	+	+	-	-	
9	<b>Site wholly or partly on grade 1 or 2 or 3 agricultural land (best &amp; most versatile)</b>	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			<b>0</b>	<b>-6</b>	<b>-3</b>	<b>-3</b>	<b>-9</b>	<b>-8</b>	<b>-11</b>	<b>-7</b>	<b>-5</b>	<b>-1</b>	<b>0</b>	<b>1</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>							

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	-	+	+	-	+	-	-
9 10 11	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	-
	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	-
12	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
13	<b>Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use</b>	Yes = plus score (+) No = zero score (0)	0	0	0	+	0	0	0	+	0	+	0	+
	<b>Site would displace an existing waste management operation</b>	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	
	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	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														
<b>Overall Score</b>			<b>2</b>	<b>-2</b>	<b>2</b>	<b>-2</b>	<b>-3</b>	<b>-6</b>	<b>3</b>	<b>-7</b>	<b>-9</b>	<b>-1</b>	<b>-3</b>	<b>-7</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	+	-	-	+	-	+	+
Page 465	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	-
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
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-6	-2	-7	-2	-9	-5	-2	-3	-2	-8	-3	-1
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Poor	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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: SHR088
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	+	+	+	+	+	+	+
9 10 11	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			1	-1	-3	1	-1	-6	1	1	-3	2	1	-2
<b>Overall Settlement Sustainability Conclusion</b>			Good	Fair	Fair	Good	Fair	Fair	Good	Good	Fair	Good	Good	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	-
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	-	-	+	+	-
Page 467	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	
	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	-		
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														
<b>Overall Score</b>			-1	-4	-5	-10	-3	5	-7	-5	-5	-12	-3	-7
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Poor	Fair	Fair	Poor	Fair	Fair	Poor	Fair	Poor
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	-	+	+	+
9 10 11	<b>Page 468</b>													
	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	
	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	-	
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	+	+	+	+	+
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-5	-5	-1	1	0	-2	-2	-1	3	2	-6	-5
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Fair	Good	Good	Fair	Fair	Fair	Good	Good	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	
	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		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	-	+	+	+	+	+
Page 469	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	
	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	
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	--
a Listed Building	0		--	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	
	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	
	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														
<b>Overall Score</b>			-1	-5	3	-8	-1	-8	-8	-3	0	0	0	-4
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Good	Poor	Fair	Poor	Poor	Fair	Good	Good	Good	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	-	-	-
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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	-	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	+	-	-	+	+	+	+	+	-	
Page 470	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	-	
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	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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	
	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		
	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														
<b>Overall Score</b>			<b>-10</b>	<b>-1</b>	<b>-4</b>	<b>-10</b>	<b>-9</b>	<b>-6</b>	<b>-1</b>	<b>-11</b>	<b>-4</b>	<b>-6</b>	<b>-2</b>	<b>-12</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Poor</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			1	-7	-6	-3	-11	-8	1	0	-5	-7	-5	-5
<b>Overall Settlement Sustainability Conclusion</b>			Good	Poor	Fair	Fair	Poor	Poor	Good	Good	Fair	Poor	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	-	+	+	-	
Page 472	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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 inside the development boundary	Plus score (+)		+					+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			<b>2</b>	<b>-2</b>	<b>-1</b>	<b>0</b>	<b>-2</b>	<b>-5</b>	<b>-2</b>	<b>-3</b>	<b>-5</b>	<b>-3</b>	<b>-6</b>	<b>-10</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>						
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	-
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
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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
10	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	-
11	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
12	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
13	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-4	-4	-8	-9	-10	-4	-8	-4	-6	-5	-12	-9
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Fair	Poor	Poor
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	-	-	+	-	-
9 10 11	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-1	-10	-4	-8	-7	-2	-4	-5	-9	-2	-1	-5
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Fair	Poor	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	+	+	-	-	+	+	-
Page 475	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	-
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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	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														
<b>Overall Score</b>			-3	-10	-12	1	-1	-4	-3	-12	-11	-7	-5	-9
<b>Overall Settlement Sustainability Conclusion</b>			Fair	Poor	Poor	Good	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Poor
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>											
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>											
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>											
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>											
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	+
Page 476	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	-
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	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>											
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>											
	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												
<b>Overall Score</b>			-9	-9	-9	-8	-9	-7	-9	-7	-7	-5
<b>Overall Settlement Sustainability Conclusion</b>			Poor	Fair								
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	-	+	+	-	+	+
Page 477	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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	-
	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											
<b>Overall Score</b>			0	-6	-11	-4	-8	-5	-10	-4	0
<b>Overall Settlement Sustainability Conclusion</b>			Good	Good	Fair	Good	Fair	Good	Fair	Good	Good
<b>Overall Black Country Contribution Sustainability Conclusion</b>			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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	-	+	+
Page 478	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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 (-)				not assessed					
	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											
<b>Overall Score</b>			<b>-17</b>	<b>-6</b>	<b>-5</b>	<b>-3</b>	<b>-3</b>	<b>-8</b>	<b>-8</b>	<b>0</b>	<b>-1</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>	Yes = double minus score (-) No = zero score (0)									
	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	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>	Yes = minus score (-) No = zero score (0)									
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>	Yes = minus score (-) No = zero score (0)									
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	-	+	+	
Page 479	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	-	
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>	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
	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
a Listed Building	0	0	0	0	-	-	-	-	-		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>	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
	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	
	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											
<b>Overall Score</b>			<b>-11</b>	<b>-8</b>	<b>-7</b>	<b>-8</b>	<b>-19</b>	<b>-18</b>	<b>-14</b>	<b>-6</b>	<b>-10</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>									
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>									
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>									
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>									
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	-	+	
9 10 11	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>									
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>									
	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										
<b>Overall Score</b>			<b>-10</b>	<b>-14</b>	<b>-4</b>	<b>-5</b>	<b>-3</b>	<b>-7</b>	<b>-11</b>	<b>-11</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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: 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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	-	-
Page 481	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	-	-	-	-	-
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
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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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
	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 (-)	--		--	--	not assessed				
	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											
<b>Overall Score</b>			<b>-9</b>	<b>-7</b>	<b>-13</b>	<b>-14</b>	<b>-9</b>	<b>-3</b>	<b>-5</b>	<b>-4</b>	<b>-9</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	-	+
9 10 11	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
12	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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											
<b>Overall Score</b>			<b>-12</b>	<b>-2</b>	<b>-5</b>	<b>-9</b>	<b>-11</b>	<b>-2</b>	<b>-9</b>	<b>-6</b>	<b>-12</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Poor</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	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											
<b>Overall Score</b>			<b>-10</b>	<b>-12</b>	<b>-6</b>	<b>-7</b>	<b>-7</b>	<b>-3</b>	<b>-2</b>	<b>-4</b>	<b>-9</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>

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	<b>Site wholly or partly within one or more of the following (record all that apply):</b>									
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>									
	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	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>									
	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>									
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	+		
9 10 11 12	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
13	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	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>									
	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	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>									
	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										
<b>Overall Score</b>			<b>-4</b>	<b>-6</b>	<b>-12</b>	<b>-4</b>	<b>-9</b>	<b>-5</b>	<b>-7</b>	<b>-8</b>
<b>Overall Settlement Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>
<b>Overall Black Country Contribution Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

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



<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB002</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 site. Should 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB003</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Potential for windfall development</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	

**If proposed for Allocation  
Design Requirements:**

**\*Green Belt Purposes  
(where applicable):**

N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB007</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, ECHA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB008</b>
<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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB013</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB014</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, Bats 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>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remove from the Green Belt and safeguard for future development.</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB015</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB017</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 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>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Allocate for development alongside ALB021.</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>ALB017 &amp; 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

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB018</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB019</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<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>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB020</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB021</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 surveys, EcIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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.</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 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Allocate for development alongside ALB017.</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>ALB017 &amp; 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

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB022</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	9
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EcIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB023</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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>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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<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>
<p><b>Known Infrastructure Opportunities:</b></p>	<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>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>ALB024</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Potential for windfall development</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**If proposed for Allocation  
Design Requirements:**

**\*Green Belt Purposes  
(where applicable):**

N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P32a</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remove from the Green Belt and safeguard for future development.</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P32b</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 and 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P32c</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P35</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 and bat surveys 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remove the identified sub-area from the Green Belt and safeguard for future development.</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P36a</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P36b</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 Ecology buffers for GCNs (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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P37a</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 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>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P37b</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 PROW 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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><b>Further Main Modification Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P38</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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, EclIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<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>
<b>Further Main Modification Required</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P39</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	13
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Environmental. Network corridor. Requires survey, EIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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. 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>
<p><b>Further Main Modification Required</b></p>	
<p><b>If proposed for Allocation, Potential Capacity:</b></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):**

# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 4

Updated Stage 3 Site Assessment:  
Bridgnorth Principal Centre



<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD006</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	derelict 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD006a</b>
<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>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
<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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or very 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 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD012</b>
Coal Authority Reference Area?	No
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
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?	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. 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.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or 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 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Potential Windfall site</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD014</b>
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
<b>Green Belt* Considerations:</b> (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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
<b>Ecology Comments Significant Constraints:</b>	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.
<b>Ecology Comments Other Constraints:</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD017</b>
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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD019</b>
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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD019a</b>
<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 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>	B4364 Ludlow 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 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.
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18
<i>Ecology Comments Significant Constraints:</i>	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.
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD021</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD022</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	EcIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD023</b>
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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Considered as part of a wider site promotion.</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD024</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as employment land</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD025</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as employment land</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD026</b>
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:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	11%
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?	Old Worcester 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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	<b>15</b>
Ecology Comments Significant Constraints:	Do not put on Brownfield Register as may be of ecological value and part of site included in the Env. Network.
Ecology Comments Other Constraints:	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Surface water management.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as employment allocation</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD027</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	<b>24</b>
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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Potential windfall</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD028</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>
<p><b>Reasoning</b></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 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>

<b>Recommendation</b>	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.
<b>Reasoning</b>	<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><b>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.</b></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>
<b>Further Main Modifications Required:</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	<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><b>If proposed for Allocation Design Requirements:</b></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

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD031</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as countryside</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRD032</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>

<b>Recommendation</b>	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.
<b>Reasoning</b>	<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><b>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.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	

**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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P52</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Highway capacity. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Park &amp; Ride, local highway improvements. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P53a</b>
<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>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 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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	N/A
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	<p>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.</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 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P53b</b>
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 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?	(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These sites 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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P54</b>
<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 &amp; 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 &amp; 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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 would be 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Park &amp; 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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P55</b>
<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 purposes 2 &amp; 3; with a strong 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 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.</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>	<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>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.</p>
<i>Ecology Comments Other Constraints:</i>	<p>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.</p>

<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P56</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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 &amp; 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><b>Known Infrastructure Opportunities:</b></p>	<p>Park &amp; 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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P58a</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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. 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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	6.8ha of employment land
<b>If proposed for Allocation Design Requirements:</b>	<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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P58b</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P59</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>EcIA 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P61</b>
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)	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 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.
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?	(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. 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.
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	N/A
Ecology Comments Significant Constraints:	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.
Ecology Comments Other Constraints:	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.

<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P62</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 Env. 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Enhancement of Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC001</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Links to Environmental network.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as a key employment site in Shropshire</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**\*Green Belt Purposes (where applicable):**

n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC002</b>
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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	<b>8</b>
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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	4.6ha of employment land
<b>If proposed for Allocation Design Requirements:</b>	<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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC003</b>
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:	Yes
<b>Green Belt* Considerations:</b> (from the GB Assessment/Review)	<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>
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?	A458 and via Estate Road to 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?	Assumes a new junction or improved junction on the A458.
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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 &amp; 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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC004</b>
<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 &amp; 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC005</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	<b>8</b>
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 Environment 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, 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>STC006</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	<b>8</b>
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 (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, 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>
<p><b>Reasoning</b></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>

<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>

<b>Recommendation</b>	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.
<b>Reasoning</b>	<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><b>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.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	

# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 5

Updated Stage 3 Site Assessment:  
Broseley Key Centre



<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO004</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO007</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. This Neighbourhood Plan includes housing and employment allocations.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO010</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b> <b>This Neighbourhood Plan also includes a housing allocation.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO011</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO012</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO024</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO027</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO029</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO030</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO031</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO032</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO036</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO037</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO039</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO040</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO041</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BRO043</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.</p> <p>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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>JKD002</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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:	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.
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>JKD003</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	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. 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>JKD004</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<p><b>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</b></p> <p><b>This Neighbourhood Plan also includes a housing allocation.</b></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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>JKD004VAR</b>
<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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	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.
<b>Potential for Allocation?</b>	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.
<b>Recommendation</b>	<b>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.</b>
<b>Reasoning</b>	<b>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.</b> 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.
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 6

Updated Stage 3 Site Assessment:  
Highley Key Centre



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN006</b>
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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 Significant Constraints:</i>	
<i>Heritage Comments 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 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 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. 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. New native woodland creation, 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 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 Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN010</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN010VARb</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN013</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN014</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Site benefits from Planning Permission for Affordable Housing.</p>

<p><b>Reasoning</b></p>	<p>Site benefits from Planning Permission for Affordable Housing. Development of this site is near completion.</p>
<p><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN015</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 site/ 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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN016</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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).</p> <p>It is a relatively large site.</p> <p>A small part of the site is within an environmental network.</p> <p>The site may be within the setting of a listed building.</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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Proposed for allocation.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>100</p>
<p><b>If proposed for Allocation Design Requirements:</b></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>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN017</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN019</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA 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 in case 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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN021</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Potential for mixed use windfall development.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN023</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN025</b>
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?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 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 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>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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>HNN026</b>
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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 Significant Constraints:</i>	
<i>Heritage Comments 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 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 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. 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. New native woodland creation, 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>	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 Management of Constraints:</i>	Noise assessment BS4142 and mitigation. Contaminated land assessment.
<i>Public Protection Comments Opportunities:</i>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Remain as open countryside.</p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 7

Updated Stage 3 Site Assessment:  
Much Wenlock Key Centre



<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW001</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	None
<i>Ecology Comments</i> <i>Management of Constraints:</i>	None
<i>Ecology Comments</i> <i>Opportunities:</i>	Landscaping with biodiversity value, especially adjacent to trees to northwest.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (setting assessment)
<i>Heritage Comments</i> <i>Opportunities:</i>	Good quality design could provide an enhancement over the existing commercial usage.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Mature trees to north-west of site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	landscaping to enhance internal landscape of site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential for contaminated land from past land use. Possible noise impacts from the A4169 Smithfield Road.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	Reduced noise to nearby existing residential properties by removing commercial activities and providing more screening to existing rear gardens.

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Assess impact on flood risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	Yes
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Potential windfall site

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>n/a</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW003</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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:	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Assess impact on flood risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>n/a</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW008</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Assess impact on flood risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<p><b>Reasoning</b></p>	<p>Visual prominence.  Steep topography has significant adverse implications for surface water flood risk management.  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>
<p><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>n/a</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW010</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Not known Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<b>Reasoning</b>	<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>
<b>Further Main Modifications Required:</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW011</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Green corridor route along disused railway Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	Yes
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Windfall employment

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>0.24Ha net</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>Subject to the establishment of an appropriate access, appropriate contamination remediation, ecological surveys and appropriate tree management</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW012</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Flood alleviation measures Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	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

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW012VAR</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	
<b>Known Infrastructure Opportunities:</b>	
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Allocate as Preferred Site</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>120</p>
<p><b>If proposed for Allocation Design Requirements:</b></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>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW014</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>n/a</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW016</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Potential flood attenuation risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<b>Reasoning</b>	<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>
<b>Further Main Modifications Required:</b>	No
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW016VAR</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Potential flood attenuation risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<b>Reasoning</b>	<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>
<b>Further Main Modifications Required:</b>	<p>No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>MUW017</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Potential flood attenuation risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	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.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside

<p><b>Reasoning</b></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><b>Further Main Modifications Required:</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>n/a</p>
<p><b>If proposed for Allocation Design Requirements:</b></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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	<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>
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<b>Yes - subject to constraints particularly flood risk and noise</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Land within existing Shifnal development boundary</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

\*Green Belt Purposes  
(where applicable):



<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Possible need to improve T-junction of Drayton Rd with B4379
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Include this previously safeguarded land within the development boundary and allocate for housing development</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>around 65 dwellings</p>
<p><b>If proposed for Allocation Design Requirements:</b></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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF015</b>
<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>	Page 905 Y

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 906 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Include this previously safeguarded land within the development boundary and allocate for housing development</b>

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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Land within existing Shifnal development boundary</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

\*Green Belt Purposes  
(where applicable):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF017</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove land from Green Belt and safeguard for future development</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF018a</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 918 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove land from Green Belt and safeguard for future development</b>

Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF018a offers the potential to safeguard land to support the long term growth of a large scale, new employment area to the east of Shifnal. This potential employment area would have the benefit of access to Stanton Road and the potential to route commercial traffic away 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>
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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF018b</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 922 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>Yes</b>
<b>Recommendation</b>	<b>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).</b>

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 all reasonable alternative options have been considered and that exceptional circumstances exist to justify the release of this land for employment, as documented within the Green Belt Exceptional Circumstances Statement and Green Belt Topic Papers.</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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF018c</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 926 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<b>Reasoning</b>	<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>
<b>Further Main Modifications Required</b>	<p style="text-align: center;">No</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF018d</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>Yes</b>
<b>Recommendation</b>	<b>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).</b>

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 all reasonable alternative options have been considered and that exceptional circumstances exist to justify the release of this land for employment, as documented within the Green Belt Exceptional Circumstances Statement and Green Belt Topic Papers.</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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF019</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove land from Green Belt and safeguard for future development</b>

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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF019VAR</b>
<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>	Y

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 938 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<p>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.</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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove this extended area of land from Green Belt and safeguard for future development</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	<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>
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Land within existing Shifnal development boundary</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

\*Green Belt Purposes  
(where applicable):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF022</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 946 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	<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>
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>Yes</b>
<b>Recommendation</b>	<b>Include this previously safeguarded land within the development boundary and allocate for housing development</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>around 100 dwellings with SHF023 part</p>
<p><b>If proposed for Allocation Design Requirements:</b></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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF023</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 950 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	<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>
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<b>Yes but only the southern portion of the larger site</b>
<b>Potential for Allocation?</b>	<b>Yes but only the southern portion of the larger site</b>
<b>Recommendation</b>	<p><b>Include the previously safeguarded land fronting the A464 up to and including Revells Rough within the development boundary and allocate for housing development</b></p> <p><b>The land north of Revells Rough to remain outside the development boundary and be safeguarded for future development</b></p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>around 100 dwellings with SHF022</p>
<p><b>If proposed for Allocation Design Requirements:</b></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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Land within existing Shifnal development boundary</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

\*Green Belt Purposes  
(where applicable):



<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Small scale development.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Land within existing Shifnal development boundary</b>

<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

\*Green Belt Purposes  
(where applicable):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF029</b>
<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>	<b>Page 961</b> 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 962 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>Yes</b>
<b>Potential for Allocation?</b>	<b>Yes</b>
<b>Recommendation</b>	<b>Include this previously safeguarded land within the development boundary and allocate for housing development</b>

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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF032</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<p>This smaller, gently sloping greenfield site (3ha) is situated to the north-east of Shifnal adjoining Coppice Green Lane (west). The land is located within the Green Belt with a high harm caused by its release. Coppice Green Lane served from Stanton Road would provide an appropriate highway access subject to widening improvements to the Lane to increase highway and parking capacity. However, development of SHF032 will produce some increase in vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside but has few significant features which influences its landscape sensitivity to medium and but is elevated with a number of open aspects providing medium-high visual sensitivity. The site has some flood risk (Flood Zone 1) from a significant surface water risk in severe conditions. The site requires Ecological Assessment and Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows to the west and south and woodland to the north-west which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of listed buildings (Grade II) requiring a Heritage Assessment including an archaeological assessment. The site has a Good sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF033</b>
<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 969 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
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	<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>
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF034</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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 from 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<p style="text-align: center;"><b>Protect the land north of the rail line within the Green Belt</b></p> <p style="text-align: center;"><b>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</b></p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF035</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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 Kecia 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SHF037</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 982 Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<p>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.</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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>Yes - southern portion only to be removed from the Green belt and allocated for employment development</b>
<b>Recommendation</b>	<p style="text-align: center;"><b>Protect the land north of Stanton Road within the Green Belt</b></p> <p style="text-align: center;"><b>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</b></p>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P10</b>
<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, Haughton Lane and unnamed road to the west of Haughton 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P14</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove land from Green Belt and safeguard for future development</b>

<p><b>Reasoning</b></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. 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>
<p><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P15a</b>
<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>	Lamledge 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 Lamledge 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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 994 Poor

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P15b</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Page 998 Poor

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>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</b>

Reasoning	<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>
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):

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P16</b>
<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>	Page 1001 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remove land from Green Belt and safeguard for future development</b>

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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P17a</b>
<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>	Page 1005 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 Haughton Hall (NHLE ref 1176282) associated non-designated parkland (HER PRN 07526). Site includes cluster of non-designated historic buildings at Haughton 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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):**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>P17b</b>
<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>	Page 1009 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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair

<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	<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>
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.
<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Protect land within the Green Belt</b>

<p><b>Reasoning</b></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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></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**

<b>Site Reference:</b>	<b>BIT026</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR011</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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.</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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR015</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR019</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR023</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR027</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR031</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR032</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<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>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR044</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR046</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR053</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR054a</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Identify the site as a residential allocation</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	60
<b>If proposed for Allocation Design Requirements:</b>	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**

<b>Site Reference:</b>	<b>SHR054b</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR054c</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR057</b>
<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>EclIA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Identify part of the site as a proposed residential allocation alongside SHR057</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">SHR057 (part) / SHR177 combined capacity of 400 dwellings</p>
<b>If proposed for Allocation Design Requirements:</b>	<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**

<b>Site Reference:</b>	<b>SHR060</b>
<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>	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.
<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. 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.

<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR158 &amp; 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><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	

<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>This sustainable urban extension of SHR060, SHR158 &amp; 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><b>If proposed for Allocation Design Requirements:</b></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**

<b>Site Reference:</b>	<b>SHR063</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR064</b>
<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>	Ecia 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR066</b>
<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>	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. 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.

<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<p>Site is on potential line of Roman Road.  Small site in its own right, but could come forward with adjoining land to form a strategic location.  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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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 is also being promoted, at this stage there is no certainty as to the delivery of this combined site.  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.  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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR080</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR086</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<p>Brownfield site, 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.</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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.  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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR093</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR099</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	
<b>Known Infrastructure Opportunities:</b>	
<b>Potential for Windfall?</b>	no
<b>Potential for Allocation?</b>	no
<b>Recommendation</b>	Do not allocate
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	No

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR109</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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.</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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR110</b>
<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 CS17 and 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 archaeological 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>no</p>
<b>Potential for Allocation?</b>	<p>no</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR120</b>
<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>	
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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.</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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR127</b>
<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>	
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR139</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>Yes</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR142</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR145</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Identify the site as a residential allocation</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">150 dwellings</p>
<b>If proposed for Allocation Design Requirements:</b>	<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**

<b>Site Reference:</b>	<b>SHR149</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR157</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR157VAR</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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. It is considered there are more sustainable locations to accommodate employment growth in the town during the plan period. 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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR158</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	<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>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR060 &amp; 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>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<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><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>This sustainable urban extension of SHR060, SHR158 &amp; 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><b>If proposed for Allocation Design Requirements:</b></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**

<b>Site Reference:</b>	<b>SHR160</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR161</b>
<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>EclIA 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
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR060 &amp; 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>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<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><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>This sustainable urban extension of SHR060, SHR158 &amp; 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><b>If proposed for Allocation Design Requirements:</b></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**

<b>Site Reference:</b>	<b>SHR162</b>
<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>	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. 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	See assessment for SHR216.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N/A
<b>Potential for Allocation?</b>	N/A
<b>Recommendation</b>	N/A
<b>Reasoning</b>	See site assessment for SHR216
<b>Further Main Modifications required:</b>	No

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR163</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR165</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<p>61% of site in flood zones 2 and 3 which will reduce the potential numbers of dwellings. Within the existing development boundary.</p> <p>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.</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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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.</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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR166</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></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><b>Reasoning</b></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 given 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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	<p>45ha of employment land</p>
<b>If proposed for Allocation Design Requirements:</b>	<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**

<b>Site Reference:</b>	<b>SHR168</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR169</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR170</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR171</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR173</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<p>Development of the NWRR would remove the highway objection to this site.</p> <p>If allocated developer contributions should be sought towards the creation of a NWRR.</p> <p>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.</p> <p>Opportunity for biodiversity gain as part of buffering to the north and east/south-east 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Identify the site as a proposed residential allocation</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">450</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>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.</p>

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR174</b>
<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 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. 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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR176</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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 &amp; 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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR177</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></p>	<p>Identify the site as a proposed residential allocation alongside part of SHR057</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">SHR057 (part) / SHR177 combined capacity of 500 dwellings</p>
<b>If proposed for Allocation Design Requirements:</b>	<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**

<b>Site Reference:</b>	<b>SHR178</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR179</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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. 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. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR180</b>
<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>	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
<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) 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.
<i>Ecology Comments Other Constraints:</i>	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.

<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR181</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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.</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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR182</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR183</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR185</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR186</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR187</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR188</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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>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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR189</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR190</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR191</b>
<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>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>Requires botanical survey, EclA and surveys for bats (buildings and trees), GCNs (ponds within 250m/500m), reptiles, badgers and nesting birds.</p>

<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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 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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR192</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR193</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR194</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR195</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR197</b>
<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>EclA 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR197VAR</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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 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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR198</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR199</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR200</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR203</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No for housing</p>
<b>Recommendation</b>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR204</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<p>Site is currently allocated for employment development.</p> <p>Significant distance from town centre and residential use is not considered to offer opportunity to meet objectives of the Big Town Plan.</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>Noise and air quality mitigation needed which will be difficult to achieve 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No for housing</p>
<b>Recommendation</b>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<b>Reasoning</b>	<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.</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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR205</b>
<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>	<p>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.</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. 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.</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 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No for housing</p>
<p><b>Recommendation</b></p>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR206</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No for housing</p>
<b>Recommendation</b>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR207</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain existing health/commercial allocation - 'saved site allocation'</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR208</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Not for housing</p>
<b>Recommendation</b>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR210</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>yes - for employment</p>
<b>Potential for Allocation?</b>	<p>No for housing</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR213</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR216</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></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><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR217</b>
<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>	BS5837 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Good
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR218</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR219</b>
<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.</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 will reduce the no. of houses possible.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority habitats - botanical survey required.</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>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.</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>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR221</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR222</b>
<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 CS17and 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></p>	<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>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Do not allocate</p>
<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications required:</b></p>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR223</b>
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR224</b>
<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>	<p>Site is partly within a LWS and Env. Network. These will need to be retained and appropriately buffered. This will reduce the housing numbers.</p> <p>HRA will be required for NOx pollution from increased traffic, in-combination with other sites, on Hencott Pool, White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). HRA will also need to consider 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.</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>	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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Poor
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Do not allocate</p>
<b>Reasoning</b>	<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>
<b>Further Main Modifications required:</b>	<p>No</p>

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3 Updated**

<b>Site Reference:</b>	<b>SHR225</b>
<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.
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	Fair
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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.

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Do not allocate
<b>Reasoning</b>	<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.</p> <p>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.</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>
<b>Further Main Modifications required:</b>	No

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

# Shropshire Local Plan

## Additional Sustainability Appraisal Report: Appendix 10

Updated Stage 3 Site  
Assessment: Potential Strategic  
Sites including Strategic  
Settlements



<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BWU001</b>
<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 &amp; 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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<i>Fair</i>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<i>Fair</i>
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Countryside</p>

<p><b>Reasoning</b></p>	<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>
<p><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>N/A</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>N/A</p>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P26 (Amended)</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Poor</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Poor</b>
<b>Relationship to the Black Country</b>	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).
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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 the site is also available for a smaller scale development and/or only housing or employment development.  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 as has the potential for a smaller scheme and/or a single form of development.  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 release of a smaller component of the site could have a different overall impact, which has also informed overarching conclusions. Furthermore, it is 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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></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:</p> <ul style="list-style-type: none"> <li>-There are non-Green Belt locations that are also more appropriate to accommodate the proposed contributions to unmet housing needs forecast to arise within the Black Country.</li> <li>-There are other Green Belt locations that are more appropriate to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.</li> </ul> <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 (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):

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P26 (Amended) V2</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Poor</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Poor</b>
<b>Relationship to the Black Country</b>	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).
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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. It is understood the site is also available for a smaller scale development.  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 release of a smaller component of the site could have a different overall impact, which has also informed overarching conclusions. Furthermore, it is 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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p>Retain as Green Belt</p>

<p><b>Reasoning</b></p>	<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:</p> <ul style="list-style-type: none"> <li>-There are non-Green Belt locations that are also more appropriate to accommodate the proposed contributions to unmet housing needs forecast to arise within the Black Country.</li> <li>-There are other Green Belt locations that are more appropriate to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.</li> </ul> <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><b>Further Main Modifications Required</b></p>	<p>No</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>N/A</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>N/A</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):**

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P28 and parts of P30 and P40</b>
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
<b>Green Belt Considerations (from the GB Assessment/Review):</b>	<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>
<b>Landscape Considerations (Residential) (from the LVSS):</b>	Low and Medium
<b>Landscape Considerations (Employment) (from the LVSS):</b>	Low and Medium High
<b>Visual Impact Considerations (Residential) (from the LVSS):</b>	Low and Medium
<b>Visual Impact Considerations (Employment) (from the LVSS):</b>	Low and Medium High
<b>Highway Comments - Direct Access to Highway Network?</b>	
<b>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</b>	
<b>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</b>	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.
<b>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</b>	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.
<b>Highway Comments - Could the Development Occur Without Off-Site Works?</b>	
<b>Highway Comments - Are Envisaged Off-Site Works Achievable?</b>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<b>Ecology Comments Significant Constraints:</b>	<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>
<b>Ecology Comments Other Constraints:</b>	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.

<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<i>Fair</i>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<i>Fair</i>
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></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 (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):

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>P28 and parts of CFD001, P30 and P40</b>
<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, 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>
<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 and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low, Medium and Medium 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>	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.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>	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.

<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<i>Fair</i>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<i>Fair</i>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<i>Fair</i>
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></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 (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):

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>IRN001</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>PP10106 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Poor</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Poor</b>
<b>Relationship to the Black Country</b>	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).
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></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 create 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>

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>Madeley</b>
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Good</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Fair</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Good</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Fair</b>
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></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:</p> <ul style="list-style-type: none"> <li>-There are non-Green Belt locations that are also more appropriate to accommodate the proposed contributions to unmet housing needs forecast to arise within the Black Country.</li> <li>-There are other Green Belt locations that are more appropriate to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.</li> </ul> <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 (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):

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>SHF024</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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 an Ecia and survey for bats, CN (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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Poor</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Poor</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Fair</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Fair</b>
<b>Relationship to the Black Country</b>	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.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></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:</p> <ul style="list-style-type: none"> <li>-There are non-Green Belt locations that are also more appropriate to accommodate the proposed contributions to unmet housing needs forecast to arise within the Black Country.</li> <li>-There are other Green Belt locations that are more appropriate to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.</li> </ul> <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 (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):

<b>Site Assessment - Stage 3 Updated</b>	
<b>Site Reference:</b>	<b>BNT002</b>
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<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, Kacia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish 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>	
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):</b>	<b>Fair</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	<b>Poor</b>
<b>Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):</b>	<b>Fair</b>
<b>Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	<b>Fair</b>
<b>Relationship to the Black Country</b>	This site is located in north Shropshire and as such it has a limited relationship to the Black Country.
<b>Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country</b>	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><b>Strategic Considerations:</b></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><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></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><b>Known Infrastructure Opportunities:</b></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><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>Yes</p>
<p><b>Recommendation</b></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>

# Shropshire Local Plan

## Housing and Employment Topic Paper

**Update Published in: April 2024**



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## 2. Executive Summary

### *Overview*

- 2.1. This Topic Paper provides a summary of the housing and employment land needs and requirements in Shropshire. This updated position responds to the Inspectors comments in their interim findings, and reflects updated Sustainability Appraisal work.

### *Housing Need*

- 2.2. The 2020 base date assessment of Local Housing Need (EV069) concluded that local housing need in 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**.

### *Unmet Housing Need in the Black Country*

- 2.3. Shropshire Council has undertaken extensive duty-to-cooperate discussions with the Black Country Authorities. Through this process it is understood that an unmet housing need is forecast to arise in the Black Country.
- 2.4. Two reasonable options for contributing to this unmet housing need were considered within the Updated Additional Sustainability Appraisal (SA), Option 1: No Contribution and Option 2: 1,500 dwelling contribution.
- 2.5. The SA process concluded that **Option 2: 1,500 dwelling contribution** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded that this was the most appropriate option for inclusion within the draft Shropshire Local Plan.

### *Reasonable Options for the Housing Requirement*

- 2.6. Consistent with ID28, ID36 and ID37 issued by the Planning Inspectors, the reasonable options for the housing requirement have been **updated and re-assessed** through the updated additional SA work undertaken.
- 2.7. **Three** updated reasonable options for the housing requirement were identified and re-assessed within the SA process. In summary:
- a. The baseline for these options was the 2020 base date assessment of local housing need.
  - b. Consistent with the methodology previously utilised, three percentage uplifts (5%, 10% and 15%) above the identified baseline were applied.

- c. Each reasonable option was then considered with and without the proposed contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country.
- 2.8. The SA process concluded **Option 3b: High Growth plus a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded that this was the most appropriate option for inclusion within the draft Shropshire Local Plan.

### ***The Proposed Housing Requirement***

- 2.9. The proposed housing requirement is therefore a **minimum of 31,300 dwellings between 2016 and 2038**, which equates to an **annual average of around 1,423 dwellings**. This represents:
- a. A **continuation of the 'High Growth' option** for the housing requirement previously identified and contained in the submission version of the draft Shropshire Local Plan (15% uplift to local housing need);
  - b. An uplift of 500 dwellings on the housing requirement proposed in the submission version of the Plan; and
  - c. A **continuation of the specific contribution of 1,500 dwellings** towards the unmet housing need forecast to arise in the Black Country proposed within the submission version of the draft Shropshire Local Plan. This is however now achieved through a further specific uplift of 1,500 dwellings, rather than having these dwellings 'blended' into the housing requirement as proposed in the submission version of the Local Plan.

### ***Reasonable Options to Accommodate the Proposed 500 Dwelling Uplift to the Housing Requirement***

- 2.10. Four reasonable options for accommodating the uplift were identified and assessed through the Updated Additional SA. These are:
- a. Option 1: Increasing Settlement Guidelines and Windfall Allowances.
  - b. Option 2: Densification of Proposed Site Allocations.
  - c. Option 3: Increasing Site Allocations.
  - d. Option 4: A Combination of Two or More of the Other Options.
- 2.11. The SA process concluded that **Option 1: Increasing Settlement Guidelines and Windfall Allowances** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded that this was the most appropriate option for inclusion within the draft Shropshire Local

Plan. **Therefore, it is not considered necessary to identify any further site allocations to accommodate this proposed uplift.**

- 2.12. Through planning judgement, it was concluded that the most appropriate adjustments to settlement guidelines and windfall allowances to accommodate the proposed uplift are:
- a. Shrewsbury (Strategic Centre): 350 dwelling increase to the proposed housing guideline to some 8,975 dwellings between 2016 and 2038.
  - b. Whitchurch (Principal Centre): 75 dwelling increase to the proposed housing guideline to some 1,675 dwellings between 2016 and 2038.
  - c. Former Ironbridge Power Station (Strategic Settlement): 75 dwelling increase to the proposed housing guideline to some 1,075 dwellings between 2016 and 2038.

### ***Reasonable Options to Accommodate the Proposed 1,500 Dwelling Contribution to the Black Country***

- 2.13. Within ID28 the Planning Inspectors concluded that any proposed contribution to the unmet housing need forecast to arise in the Black Country would need to be provided on a specific site or sites. To inform identification of site(s) to accommodate the proposed 1,500 dwelling contribution, updated additional SA and site assessment work was undertaken.
- 2.14. Through the updated SA site assessment process, a series of sites have been identified to accommodate the proposed 1,500 dwelling contribution to the Black Country. These are:
- a. BRD030 - Tasley Garden Village, Bridgnorth: 600 dwellings.
  - b. SHR060, SHR158 & SHR161 - Land between Mytton Oak Road and Hanwood Road, Shrewsbury: 300 dwellings.
  - c. IRN001 - Former Ironbridge Power Station: 600 dwellings

### ***Housing Land Supply***

- 2.15. The Council has re-assessed its housing land supply based on the updated proposed housing requirement (March 2023 base date).
- 2.16. With regard to the five year period from 2023/24-2027/28, the assessment concludes a **6.86 years' supply of deliverable housing land is available.**
- 2.17. With regard to the proposed plan period from 2016-2038, the assessment concludes that given completions of 11,761 dwellings between 2016/17 and 2022/23, **sufficient deliverable or developable housing land is available to deliver 34,874 dwellings over the proposed plan period.**

2.18. This identified housing land supply is therefore sufficient to **achieve the proposed housing requirement of a minimum of 31,300 dwellings** and allow for **around 10% flexibility** in the overall housing land supply.

### ***Employment Land Need***

2.19. This 'labour demand' jobs growth scenario derived from the Economic Development Needs Assessment (EDNA) identifies an adjusted baseline employment land need for **250ha at an annual rate of 11.5ha/yr**. This baseline employment land need provides the starting point for identifying reasonable employment land options for the employment land requirement.

### ***Unmet Employment Land Need in the Black Country***

2.20. Two reasonable options for contributing to this unmet employment land need were considered within the Updated Additional Sustainability Appraisal (SA), Option 1: No Contribution and Option 2: 30 hectare contribution.

2.21. The SA process concluded that **Option 2: a 30 hectare contribution** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded that this was the most appropriate option for inclusion within the draft Shropshire Local Plan.

### ***Reasonable Options for the Employment Land Requirement***

2.22. Consistent with ID28, ID36 and ID37 issued by the Planning Inspectors, the reasonable options for the employment land requirement have been **updated and re-assessed** through the updated additional SA work undertaken.

2.23. **Three** updated reasonable options for the employment land requirement were identified and re-assessed within the SA process. In summary:

- a. The baseline for these options was the 'labour demand' jobs growth identifies an adjusted baseline employment land need for 250ha at an annual rate of 11.5ha/yr.
- b. Consistent with the methodology outlined in ID37 and the Updated Additional Sustainability Appraisal, three percentage uplifts (0%, 10% and 15%) above the identified baseline employment land need were applied.
- c. Each reasonable option was then considered with and without the proposed contribution of 30 hectares towards the unmet employment land need forecast to arise in the Black Country.

2.24. The SA process concluded **Option 3b: High Growth (15%) plus a 30 hectare contribution to the unmet employment land need forecast to arise in the Black Country** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded this was the most appropriate option for inclusion within the draft Shropshire Local Plan.

### ***Proposed Employment Land Requirement***

- 2.25. The proposed employment land requirement is therefore a **minimum of 320 hectares between 2016 and 2038**, which equates to an **annual average of around 14.5 hectares per year**. This represents:
- a. A **continuation of the 'High Growth' option** for the employment land requirement previously identified and contained in the submission version of the draft Shropshire Local Plan;
  - b. An uplift of 20 hectares on the employment land requirement proposed in the submission version of the Plan; and
  - c. A **continuation of the specific contribution of 30 hectares** towards the unmet employment land need forecast to arise in the Black Country proposed within the submission version of the draft Shropshire Local Plan. This is achieved through a further specific uplift of 30 hectares, rather than this provision being 'blended' into the employment land requirement as proposed in the submission version of the Local Plan.

### ***Reasonable Options to Accommodate the Proposed 20 hectare Uplift to the Employment Land Requirement***

- 2.26. Four reasonable options for accommodating the uplift were identified and assessed through the Updated Additional SA. These are:
- a. Option 1: Utilising settlement guidelines and windfall allowances for the identified employment land supply.
  - b. Option 2: Densification of proposed site allocations.
  - c. Option 3: Extensions to current proposed site allocations or the allocation of additional sites.
  - d. Option 4: A combination of two or more of the above Options.
- 2.27. The SA process concluded that **Option 1: Utilising Settlement Guidelines and Windfall Allowances** is the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded this was the most appropriate option for inclusion within the draft Shropshire Local Plan.
- 2.28. This found that the identified existing employment land supply was sufficient to provide for the uplift of 20ha to deliver the proposed

'minimum' employment land requirement of 320ha. **Therefore, it is not considered necessary to identify any further site allocations to accommodate this proposed uplift.**

### ***Reasonable Options to Accommodate the Proposed 30 hectare Contribution to the Black Country***

- 2.29. Within ID28 the Planning Inspectors concluded that any proposed contribution to the unmet employment land need forecast to arise in the Black Country would need to be provided on a specific site or sites.
- 2.30. Through the updated SA site assessment process, a series of sites were considered in the centre and east of the County as summarised in this Topic Paper. It is concluded that the proposed 30 hectare contribution to the Black Country should be accommodated at:

SHF018b & SHF018d – Land east of Shifnal Industrial Estate, Upton Lane, Shifnal: 39 hectares to achieve 16 hectares of floorspace.

### ***Employment Land Supply***

- 2.31. This Topic Paper identifies a total employment land supply of 413 hectares. This provides significant flexibility in seeking to deliver the proposed employment requirement of 320ha over the whole plan period.

### ***Aligning Proposed Employment with Housing Growth***

- 2.32. Aligning employment and housing growth means identifying suitable opportunities for growth in the future labour supply. This topic paper provides information on the various strands of the future labour supply, with new housing growth being the most significant, but not sole expected source.
- 2.33. This Topic Paper identifies the sources of a future labour supply in Shropshire of 25,420 persons to meet a projected jobs growth of 21,400 jobs including 8,440 Class B or equivalent jobs.

### ***Strategic Distribution of Development***

- 2.34. Following identification of the proposed housing and employment land requirement, it was considered appropriate to assess updated reasonable options for the strategic distribution of development. These being:
- a. Option A: Rural Rebalance
  - b. Option B: Urban Focus
  - c. Option C: Balanced Growth

- 2.35. The SA process concluded that **Option B: Urban Focus** was the most sustainable option. The subsequent planning judgement exercise (summarised within this Topic Paper) also concluded that this was the most appropriate option for inclusion within the draft Shropshire Local Plan.
- 2.36. As such, the proposed strategic distribution of planned development within the draft Shropshire Local Plan **remains 'Urban Focus'**.

### ***Spatial Strategy***

- 2.37. Reflecting the conclusions summarised within this Topic Paper, the revised spatial strategy for the level and distribution of development across Shropshire proposed to be set out in draft Policy SP2 includes:
- a. A housing requirement of a minimum of 31,300 dwellings between 2016 and 2038, of which 1,500 dwellings are a contribution towards the unmet housing needs forecast to arise within the Black Country.
  - b. An employment land requirement of a minimum of 320ha between 2016 and 2038, of which 30ha is a contribution towards the unmet employment land needs forecast to arise within the Black Country.
  - c. An urban focussed strategy for the strategic distribution of development, by which 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. This will be complemented by appropriate development within Community Hubs and to a lesser extent Community Clusters. 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.
- 2.38. This revised spatial strategy:
- a. **Continues the principle of high growth** which underpinned the housing and employment land requirements within the submission version of the draft Shropshire Local Plan.
  - b. **Retains the 1,500 dwelling and 30ha of employment land contributions** towards the unmet needs forecast to arise in the Black Country.
  - c. **Continues the urban focused approach** to the strategic distribution of development.

### 3. Introduction

- 3.1. The submission version of the draft Shropshire Local Plan proposed that over the period from 2016 to 2038:
  - a. Around 30,800 dwellings would be delivered. This was based on the principle of '**High Growth**', (15% uplift above local housing need), which incorporated a specific contribution of 1,500 dwellings towards the unmet housing needs forecast to arise in the Black Country.
  - b. Around 300ha of employment land would be developed, incorporating a specific contribution of 30ha of employment land towards the unmet employment land needs forecast to arise in the Black Country.
  - c. An 'urban focused' strategy for the distribution of development. This entails a significant proportion of development being directed towards 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.
- 3.2. On 15<sup>th</sup> February 2023, the Planning Inspectors examining the draft Shropshire Local Plan issued an Interim Findings document (ID28). This followed completion of 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.
- 3.3. 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.
- 3.4. ID28 requested that the Council undertake additional Sustainability Appraisal (SA), in relation to these issues. It also requested that the Council prepare 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.*"

#### ***Responding to the Interim Findings***

- 3.5. Following receipt of ID28, Shropshire Council undertook additional SA work (GC29) and prepared a new Housing and Employment Topic Paper (GC28) with the intention of positively responding to ID28.

### ***Updating the Response to the Interim Findings***

- 3.6. After consideration of the additional SA work (GC29) undertaken by Shropshire Council, the Planning Inspectors issued correspondence (ID36) on the 4<sup>th</sup> October 2023. This raised some soundness concerns with the additional SA work undertaken and as such requested further updated SA work and an updated Housing and Employment Topic Paper.
- 3.7. Following consideration of ID36, Shropshire Council sought clarification regarding the concerns raised and the assessment work necessary to resolve them, within correspondence on the 16<sup>th</sup> November 2023 (GC41). On the 16<sup>th</sup> January 2024, the Planning Inspectors issued correspondence (ID37) which addressed the questions raised by the Council within GC41.
- 3.8. Shropshire Council has now undertaken updated additional SA work and prepared an updated Housing and Employment Topic Paper (this document), in order to positively respond to the information requested by the Planning Inspectors in ID28, ID36 and ID37.

## **4. Purpose of this Document**

- 4.1. 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 draws a clear distinction between defined housing and employment need and requirements.
- 4.2. In seeking to positively respond to the conclusions of the Planning Inspectors within ID28, ID36 and ID37, Shropshire Council has also undertaken updated additional SA assessment work regarding the housing and employment land requirement. This updated additional SA assessment work has directly informed the preparation of this updated Topic Paper.
- 4.3. A range of previously published material prepared by the Council has also informed this updated 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 (GC33), 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).
- 4.4. **For the avoidance of doubt, this document supersedes document GC28.**
- 4.5. **Similarly, the updated additional SA work supersedes document GC29.**

## 5. Local Housing Need

- 5.1. The National Planning Policy Framework (NPPF) 2021 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..."*<sup>1</sup>
- 5.2. The Local Housing Need Assessment (2020 base date) utilises Government's standard methodology and 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.
- 5.3. This calculation of local housing need is summarised within the Local Housing Need Assessment (2020) (EV069). In summary, this assessment concludes that 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**.

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<sup>1</sup>DLUHC (formerly MHCLG), (2021), The NPPF – Paragraph 61 (Reference retained to NPPF (2021) due to transitional arrangements for plan making).

## **6. Unmet Housing Need Forecast to Arise in the Black Country**

- 6.1. Shropshire Council has undertaken extensive duty to cooperate discussions with the Black Country Authorities regarding housing issues, including their local housing needs and approach to identifying existing and future housing land supply. Through these discussions and associated processes, it is understood that an unmet housing need is forecast to arise in the Black Country. It was also established that it may be appropriate for a contribution to this forecast unmet housing need to be accommodated in Shropshire.
- 6.2. Within paragraph 13 of ID28, the Planning Inspectors specified that *"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."*

### ***Reasonable Options for Any Contribution to Unmet Housing Need Forecast to Arise in the Black Country***

- 6.3. Within the updated additional SA assessment work, two reasonable options for any contribution to unmet housing needs forecast to arise in the Black Country were identified. These were:
  - a. **Option 1:** No contribution towards the unmet housing needs forecast to arise within the Black Country.
  - b. **Option 2:** Contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country.
- 6.4. This updated additional SA Assessment work is an important consideration when undertaking the planning judgement regarding which reasonable option for any contribution to the unmet housing needs forecast to arise in the Black Country should be identified within the draft Shropshire Local Plan. However, a range of other evidence/factors also requires due consideration when undertaking this planning judgement.
- 6.5. As such, key evidence/factors given due consideration within the planning judgement included:
  - a. The updated additional SA assessment of reasonable options for any contribution to unmet housing needs forecast to arise in the Black Country.

- b. The extensive duty to cooperate process undertaken by Shropshire Council with the Black Country Authorities.
  - c. The various factors considered in determining the extent of the relationship between Shropshire and the Black Country and whether it may be appropriate for a contribution to forecast unmet housing need to be accommodated in Shropshire, as summarised within the Housing Topic Paper (GC4i).
  - d. Agreements reached within the Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV041).
- 6.6. In conclusion, it is considered **Option 2**: contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country is the most appropriate. This conclusion was reached as this option:
- a. Presents an opportunity to achieve 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.
  - b. Presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - c. Whilst posing a potential negative impacts against other sustainability objectives, it is considered that mitigation can reduce these impacts. Mitigation opportunities include consideration of the interplay between this contribution and the total level of development proposed in Shropshire and the strategic distribution/location of site allocations.
  - d. Positively responds to the relationship between Shropshire and the Black Country – geographic, infrastructure links, migration patterns and commuting patterns.
  - e. Positively responds to the Duty to Cooperate process and signed Statement of Common Ground between Shropshire Council and the Black Country Authorities.
  - f. Would result in an appropriate contribution to the unmet housing need forecast to arise in the Black Country, supporting the ability to meet housing need beyond the Shropshire area. Conversely, Option 1: No Contribution would result in no contribution to the unmet housing need forecast to arise in the Black Country and as such would not support the ability to meet housing need beyond the Shropshire area.
- 6.7. **However, it is also considered that any decision on this matter is ultimately most appropriately considered in the context of reasonable options for the housing requirement.**

## 7. The Housing Requirement

### ***Reasonable Housing Requirement Options***

- 7.1. During preparation of the draft Shropshire Local Plan, three reasonable options for the housing requirement were identified within the Issues and Strategic Options Consultation Document (EV003.01). These options were based on percentage uplifts (around 5%, 10% and 15%) against defined housing need at that time.
- 7.2. In response to ID28, ID36 and ID37 the reasonable options for the housing requirement have been **updated and re-assessed** through the updated additional SA work undertaken.
- 7.3. The baseline for these updated reasonable options is the Local Housing Need Assessment (2020), which underpins the housing requirement in the draft Shropshire Local Plan.
- 7.4. Within paragraph 2 of ID36, the Planning Inspectors confirmed that in ID28 *"we found that the Council's approach to identifying the housing and employment land needs derived within Shropshire itself to be sound"* whilst paragraph 3 noted that *"The housing requirement figure in policy SP2 is based on the Local Housing Need figure (LHN) assessed in 2020"*.
- 7.5. Within paragraph 5.7 of ID37, the Planning Inspectors specified that the updated additional SA assessment of housing growth options should be *"based on the 2020 baseline"*.
- 7.6. Consistent with the methodology previously utilised to identify reasonable options for the housing requirement, percentage uplifts (5%, 10% and 15%) above the identified baseline were then applied to identify reasonable alternative options to assess.
- 7.7. These uplifts ensure 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 the labour force; and
  - e. Support wider aspirations, including increased economic growth and productivity.

7.8. Furthermore, reflecting the outcomes of duty to cooperate discussions undertaken with the Black Country Authorities, each reasonable option is assessed with and without a further specific uplift of 1,500 dwellings to reflect reasonable options for any proposed contribution to unmet housing need forecast to arise within the Black Country.

7.9. This approach positively responds to the Planning Inspectors guidance in paragraph 5.7 of ID37.

7.10. As such, **three reasonable options for the housing requirement (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country)** were identified and assessed within the updated additional SA assessment work.

**Updated Reasonable Housing Requirement Options**

7.11. The three reasonable options for the housing requirement (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country) identified using the methodology summarised in paragraphs 7.1-7.10, are:

**Table 7.1: Reasonable Housing Requirement Options**

Option	Baseline Local Housing Need	Percentage Uplift Above Local Housing Need	1,500 Dwelling Contribution to Black Country
Housing Requirement <b>Option 1a: Moderate Growth</b>	2020 Assessment of Local Housing Need.	Around a 5% uplift	No
<p><b>Summary:</b> 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). This option represents a total minimum housing requirement of <b>27,200 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,236 dwellings as an annual average.</p>			
Housing Requirement <b>Option 1b: Moderate Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs</b>	2020 Assessment of Local Housing Need.	Around a 5% uplift	Yes
<p><b>Summary:</b> 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 further 1,500 dwelling uplift as a contribution toward unmet housing need forecast to arise in the Black Country. This option represents a total minimum housing requirement of <b>28,700 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,305 dwellings as an annual average.</p>			
Housing Requirement <b>Option 2a: Significant Growth</b>	2020 Assessment of Local Housing Need.	Around a 10% uplift	No
<p><b>Summary:</b> 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). This option represents a total minimum housing requirement of <b>28,500 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,296 dwellings as an annual average.</p>			

Option	Baseline Local Housing Need	Percentage Uplift Above Local Housing Need	1,500 Dwelling Contribution to Black Country
Housing Requirement <b>Option 2b: Significant Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs</b>	2020 Assessment of Local Housing Need.	Around a 10% uplift	Yes
<p><b>Summary:</b> 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 further 1,500 dwelling uplift as a contribution toward forecast unmet housing need in the Black Country. This option represents a total minimum housing requirement of <b>30,000 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,364 dwellings as an annual average.</p>			
Housing Requirement <b>Option 3a: High Growth</b>	2020 Assessment of Local Housing Need.	Around a 15% uplift	No
<p><b>Summary:</b> 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). The total minimum housing requirement would equate to <b>29,800 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,355 dwellings as an annual average.</p>			
Housing Requirement <b>Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs</b>	2020 Assessment of Local Housing Need.	Around a 15% uplift	Yes
<p><b>Summary:</b> 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 further 1,500 dwelling uplift as a contribution toward forecast unmet housing need in the Black Country. This option represents a total minimum housing requirement of <b>31,300 dwellings</b> over the 22-year plan period from 2016-2038, which equates to around 1,423 dwellings as an annual average.</p>			

### ***Identifying the Proposed Housing Requirement***

- 7.12. The decision regarding which of these options should form the basis for the proposed housing requirement within the draft Shropshire Local Plan is ultimately one of planning judgement.
- 7.13. There is however an extensive range of information/factors to inform this planning judgement, including:
- a. Local housing need in Shropshire.
  - b. Updated additional SA assessment of reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country.
  - c. Updated additional SA assessment work regarding reasonable housing requirement options.
  - d. The ability to positively contribute to local issues and opportunities, including:
    - i. Providing flexibility to respond to changes to local housing need over the proposed plan period.

- ii. Responding positively to specific sustainable development opportunities.
  - iii. Increasing delivery of family and affordable housing to meet needs of local communities and support new families coming into Shropshire.
  - iv. Supporting delivery of specialist housing for older people, people with disabilities and meet the housing needs of other groups within the community.
  - v. Support diversification of our labour force.
  - vi. Support wider aspirations, including increased economic growth and productivity.
- e. The ability for some of the Black Country's unmet need to positively contribute towards Shropshire's Local Plan vision and strategy.
- f. Deliverability.
- g. Responses to 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 Planning Inspectors conclusion in ID28 that the housing requirement should be expressed as 'a minimum' rather than 'around'.

7.14. Dealing with each in turn:

*Local Housing Need*

7.15. As each of the reasonable options for the housing requirement include a percentage uplift above baseline housing need, all are sufficient to meet local housing need.

*Updated Additional SA Assessment Work: Reasonable Options - Contribution to Unmet Housing Need Forecast to Arise in the Black Country*

7.16. The updated additional SA assessment work included a specific consideration of reasonable options for Shropshire making a contribution to the unmet housing need forecast to arise in the Black Country.

7.17. The reasonable options identified were:

- a. **Option 1:** No contribution towards the unmet housing need forecast to arise within the Black Country.
- b. **Option 2:** Contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country.

- 7.18. This SA assessment provides a crucial source of information to inform the planning judgement regarding the approach to any contribution to unmet housing needs forecast to arise in the Black Country, within the housing requirement of the draft Shropshire Local Plan.
- 7.19. This work assessed each option against the SA objectives and in this way informs judgements about their relative sustainability. It concluded that on balance, **Option 2:** Contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country, is the most sustainable of the two options identified. Further detail on the outcomes of this updated additional SA assessment work is provided within the updated Additional SA Report.
- 7.20. Furthermore, the planning judgement exercise summarised within paragraphs 6.1-6.7 of this Topic Paper, also concluded that **Option 2:** Contribution of 1,500 dwellings towards the unmet housing needs forecast to arise within the Black Country, was the most appropriate of these options. However, it also concluded this matter was best considered in the context of the proposed Housing Requirement.

*Updated Additional SA Assessment Work: Reasonable Housing Requirement Options*

- 7.21. The updated additional SA assessment work included assessment of the three reasonable options for the housing requirement (each with and without a proposed contribution to the unmet housing need forecast to arise in the Black Country).
- 7.22. This updated 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 requirement within the draft Shropshire Local Plan.
- 7.23. This work assessed each option against the SA objectives and in this way informs judgements about their relative sustainability.
- 7.24. In general terms, the updated 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 potential 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.
- 7.25. The updated additional SA assessment work concluded that none of the options are likely to result in a strongly negative effect.

- 7.26. It also concluded that only one option is likely to result in a strongly positive effect. This is Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs, which is likely to result in a strongly positive effect in the short, medium and long term on SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society, and potentially in the long term on SA objective 4: promoting access to services for all sections of society.
- 7.27. The updated additional SA assessment work ultimately concluded that on balance, **Option 3b**: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs represented the most sustainable of the reasonable options for the level of housing growth identified. Further detail on the outcomes of this updated additional SA assessment work is provided within the Updated Additional SA Report.

*Ability to Respond to Identified Issues and Support Identified Opportunities*

- 7.28. The evidence base and consultation responses that have informed preparation of the draft Shropshire Local Plan identified a range of issues and opportunities in Shropshire. Key issues and opportunities identified include:
- a. Providing flexibility to respond to changes to local housing need over the proposed plan period.
  - b. Responding positively to specific sustainable development opportunities.
  - c. Increasing delivery of family and affordable housing to meet needs of local communities and support new families coming into Shropshire.
  - d. Supporting delivery of specialist housing for older people, people with disabilities and meet the housing needs of other groups within the community.
  - e. Support diversification of our labour force.
  - f. Support wider aspirations, including increased economic growth and productivity.
- 7.29. Key evidence which informed 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).

- 7.30. The material prepared to facilitate and subsequent responses / representations to consultations undertaken as part of the preparation of the draft Shropshire Local Plan also informed 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).
- 7.31. Each of the reasonable options for the housing requirement include a percentage uplift above local housing need in order to support addressing identified issues and achievement of identified opportunities.
- 7.32. In general terms, the greater the level of uplift above local housing need proposed within the option, the greater the ability to support addressing the identified issues and the achievement of the identified opportunities.
- 7.33. Furthermore the level of development proposed must also be deliverable – this is considered in further detail in the deliverability section.
- 7.34. It is also important to note that level of housing is only one mechanism within the scope of the draft Shropshire Local Plan to contribute to delivering the overall vision and strategy. Policies that address the resultant location, type, tenure, and quality of housing, to ensure new housing is responsive to identified issues and opportunities is equally if not more important. These policies have all been subject to SA.

*Relationship between identified issues and opportunities in Shropshire and a proposed contribution to unmet housing need forecast to arise in the Black Country.*

- 7.35. It is considered that a proposed contribution to unmet housing needs forecast to arise in the Black Country is complementary to and will facilitate achievement of wider issues and opportunities identified in Shropshire. As:
- a. The ability to positively respond to sustainable development opportunities generally increases as the amount of development proposed rises. This includes to provide a contribution to unmet housing need forecast to arise in the Black Country.
  - b. 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 in Shropshire communities, as such housing generally forms a portion of total housing provision.<sup>2</sup> Increased levels of housing to provide a contribution to unmet housing need forecast to arise in the Black Country would facilitate this mechanism.

- c. The Black Country is one location from which new families can be attracted into Shropshire. Established migration patterns between the two areas support this conclusion<sup>3</sup>.
- d. One way to supplement and diversity the Shropshire labour force is retaining and attracting more working-aged people into Shropshire, including through provision of appropriate housing to meet their needs<sup>4</sup>. Increased levels of housing to provide a contribution to unmet housing need forecast to arise in the Black Country, would facilitate this mechanism.
- e. The Black Country is a potential source of labour supply for Shropshire. Established migration and commuting patterns between the two areas support this conclusion<sup>5</sup>.
- f. A means of supporting wider aspirations for Shropshire, including increased economic growth and productivity, is provision of appropriate housing opportunities, particularly for working-aged people. Increased housing provision as a contribution to unmet housing need forecast to arise in the Black Country would facilitate this mechanism.

7.36. Three of the reasonable options for the housing requirement include both a percentage uplift above local housing need and a further specific 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country. Both these adjustments can support the ability to address wider identified issues and achieve identified opportunities in Shropshire. This 'overlap' must be appropriately considered when determining an appropriate housing requirement for inclusion in the draft Shropshire Local Plan.

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<sup>2</sup> 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 effectively supports the ability to meet the needs of our communities and all the groups within them.

<sup>3</sup> These migration patterns informed consideration of the relationship between Shropshire and the Black Country, as documented within the Housing Topic Paper GC4i. These migration patterns also directly inform sub-national population projections and associated sub-national household projections which underpin calculations of local housing need.

<sup>4</sup> 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.

<sup>5</sup> Migration and commuting patterns informed consideration of the relationship between the two areas, as documented within the Housing Topic Paper GC4i.

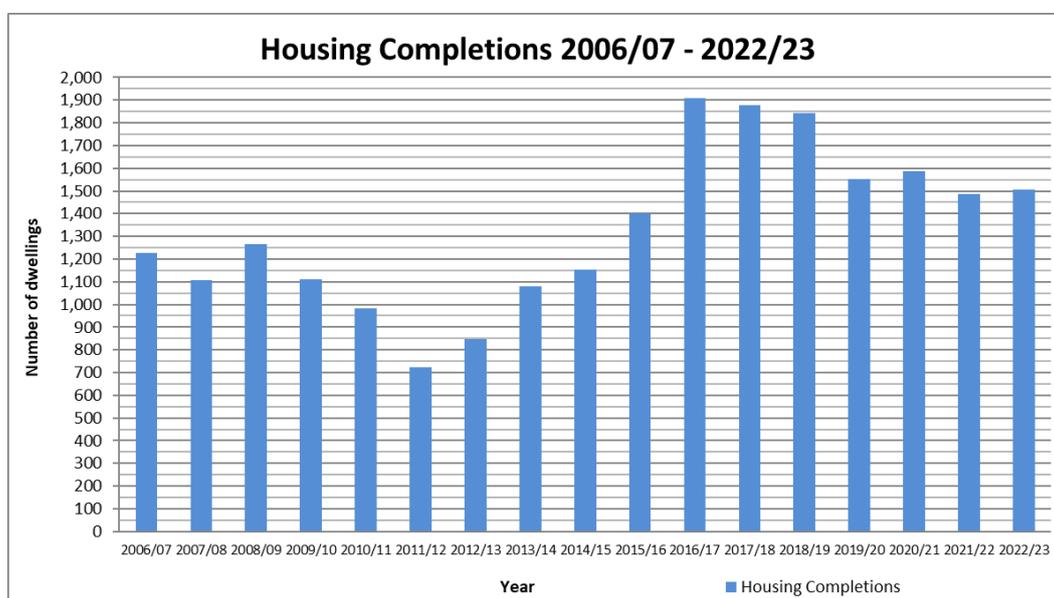
## Deliverability

7.37. It is essential that the proposed housing requirement is deliverable. Whilst past trends on housing completions are inevitably influenced by a range of factors, they form a useful indicator of potential future deliverability.

7.38. Figure 7.1 summarises annual housing completion rates over the current plan period thus far (from 2006/07-2022/23).

**Figure 7.1: Housing Completions in Shropshire for 2006/07-2022/23**

<b>Financial Year</b>	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15
<b>Housing Completions</b>	1,228	1,106	1,265	1,112	984	724	847	1,079	1,155
<b>Financial Year</b>	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	
<b>Housing Completions</b>	1,402	1,910	1,876	1,843	1,554	1,586	1,485	1,507	



7.39. It illustrates that over this period, housing completions experienced both significant peaks (with a particular 'spike' of completions in 2016/17-2018/19 as part of a wider peak in 2016/17-2022/23) 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.

7.40. Over the longer term period (2006/07-2022/23), the annual average housing completion rate was some 1,333 dwellings, which is higher than the annual average associated with Option 1a, Option 1b and Option 2a; but lower than the annual average associated with Option 2b, Option 3a and Option 3b.

7.41. Over the shorter term (most recent five year period from 2018/19-2022/23) which represents a part of a peak in the housing market,

the annual average housing completion rate was some 1,595 dwellings, which is higher than the annual average of all the reasonable options for the housing requirement.

- 7.42. This past trend data indicates that it is possible, in an individual year, to achieve/exceed the annual average housing requirement associated with all of the reasonable options for the housing requirement. However, it also suggests that ensuring consistent achievement of the annual average housing requirement associated with all the reasonable options (particularly Option 2b, Option 3a and Option 3b) 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.
- 7.43. It is recognised that there are a myriad of known and unknown local, regional, national and international factors that will influence the housing market and housing completion rates in Shropshire. These factors will inevitably result in fluctuations to housing completion rates over the proposed plan period – similar to those identified within the past delivery trends. 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 associated housing completion rates.
- 7.44. It is also acknowledged that the higher the annual average housing requirement, the more challenging it becomes to ensure delivery over the entirety of the proposed plan period. However, it is important that caution regarding deliverability is balanced with aspiration to support the ability to contribute to addressing identified issues and opportunities in Shropshire.
- 7.45. It is also acknowledged that the higher the annual average housing requirement, the greater the potential for investment in supporting infrastructure. Throughout the preparation of the submission version of the draft Shropshire Local Plan, Shropshire Council have proactively engaged with infrastructure providers. These discussions have provided confidence regarding the deliverability of infrastructure necessary to support the housing requirement proposed within the submission version of the draft Shropshire Local Plan.
- 7.46. Given the level of housing growth associated with the reasonable options for the housing requirement, Shropshire Council has confidence regarding the deliverability of infrastructure necessary to support all the growth options. This is informed by the engagement previously undertaken with infrastructure providers.

7.47. Identification of a robust housing land supply to provide confidence regarding deliverability of the proposed housing requirement is also important.

#### *Consultation Responses*

7.48. As documented within paragraph 7.30, consultation material and responses/representations directly informed identification of key issues and opportunities in Shropshire, which can be contributed to through the proposed housing requirement.

7.49. Consultation responses/representations also directly informed identification of the housing requirement proposed within the draft Shropshire Local Plan (at the point of submission).

7.50. The responses/representations received during the various consultations undertaken to inform the draft Shropshire Local Plan have been 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*

7.51. Throughout preparation of the draft Shropshire Local Plan, reasonable options for the housing requirement and the proposed housing requirement within the draft Shropshire Local Plan were expressed as 'around'.

7.52. Within ID28, the Planning Inspectors concluded that the housing requirement should be expressed as 'a minimum' "*for both monitoring and effectiveness.*"

7.53. 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 requirement within the draft Shropshire Local Plan.

#### ***The Proposed Housing Requirement***

7.54. In exercising planning judgement regarding which of the reasonable options should form the basis for the housing requirement within the draft Shropshire Local Plan, Shropshire Council has carefully considered the extensive range of information available.

7.55. In conclusion, Shropshire Council considers **Option 3b** should form the basis for the proposed housing requirement within the draft Shropshire Local Plan.

7.56. **Option 3b: High Growth Plus a 1,500 Dwelling Contribution to the Black Country Authorities Unmet Housing Needs** 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 further 1,500 dwelling uplift as a contribution toward forecast unmet housing need in the Black Country.

7.57. The resultant proposed housing requirement is **31,300 dwellings** over the proposed plan period from 2016-2038. This equates to an **annual average of around 1,423 dwellings**.

### ***Reasons for the Proposed Housing Requirement***

7.58. As documented within paragraph 7.53, in undertaking the planning judgement exercise to determine which of the reasonable should form the basis for the housing requirement proposed within the draft Shropshire Local Plan, careful consideration of available information has been undertaken.

7.59. Key considerations included:

- a. The level of housing associated with Option 3b is sufficient to **meet local housing need (2020 base date)**, whilst also providing a buffer above local housing need. This provides significant confidence that need will be achieved and allows flexibility to respond to changes to need over the proposed plan period.
- b. The level of housing associated with Option 3b 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).
- c. The level of housing associated with Option 3b **achieves the principle of and will deliver High Growth**, which underpins the level of growth proposed within the spatial strategy of the draft Shropshire Local Plan.
  - i. This option more than meets evidenced housing need and offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability.
  - ii. It is likely to support existing services such as schools, doctor's surgeries, shops and play areas in the medium to long term and to create a balanced supply of employment land and/or more or higher value jobs.
  - iii. It also is likely to support new leisure, recreational and cultural activities in the medium to long term and economies of scale may offer opportunities to increase the provision of energy from

- renewable sources, support reductions in energy consumption and promote energy efficiency.
- d. Option 3b includes a **specific contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country**. This is consistent with the option considered most sustainable in the updated additional SA assessment work regarding options for any contribution to unmet housing needs forecast to arise in the Black Country. It is also consistent with the conclusions of the planning judgement regarding the most appropriate approach to this matter – summarised earlier in this document.
  - e. Option 3b is considered **ambitious but deliverable**, having regard to available information (including consultation responses from site promoters and the evidence base prepared to inform the draft Shropshire Local Plan) on short and longer term delivery trends and recognising 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.
  - f. It is considered that the **infrastructure** necessary to support the housing growth associated with Option 3b is **deliverable**, informed by engagement previously undertaken with infrastructure providers during the preparation of the draft Shropshire Local Plan.
  - g. Based on the updated additional SA assessment work undertaken, it is considered that Option 3b presents an opportunity to:
    - i. Achieve 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.
    - ii. In the long-term, achieve a **strongly positive effect** on SA objective 4: promoting access to services for all sections of society.
    - iii. Achieve **positive impacts** against a range of other identified sustainability objectives.
  - h. Based on the updated additional SA assessment work undertaken, it is considered that Option 3b is **unlikely to result in any strongly negative effects on any SA objectives**. Whilst a potential risk of achieving negative impacts against a range of identified sustainability objectives is acknowledged, it is considered that opportunities exist to **mitigate** the extent of such impacts. This includes through careful consideration of the locations of site allocations and the identification of appropriate policies to manage resultant development.

- i. Based on the updated additional SA assessment work undertaken, it is considered that Option 3b 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.
  - j. Whilst Options 1b and 2b would: ensure local housing need is achieved; result in a contribution to the unmet housing need forecast to arise in the Black Country; and provide opportunities to respond to the identified issues and opportunities in Shropshire, there would be fewer opportunities to respond to the identified issues and opportunities in Shropshire compared to Option 3b.
  - k. Whilst Options 1a and 2a would ensure that local housing need is achieved and provide opportunities to respond to the identified issues and opportunities in Shropshire, the opportunities to respond to the identified issues and opportunities in Shropshire would be less than those associated with Option 3b. Furthermore, these options would result in no contribution to the unmet housing need forecast to arise in the Black Country.
  - l. Whilst Options 3a would ensure that local housing need is achieved and provide opportunities to respond to the identified issues and opportunities in Shropshire, it would result in no contribution to the unmet housing need forecast to arise in the Black Country.
  - m. A series of consultations have been undertaken regarding the proposed housing requirement of the draft Shropshire Local Plan (as summarised within paragraph 7.30). Having carefully reflected upon **consultation responses** received, Shropshire Council considers the level of housing associated with Option 3b responds to and balances the range of issues, considerations and differing perspectives raised.
  - n. Option 3b is considered sufficiently **responsive to the 'overlap'** between uplifts to local housing need to support achievement of identified issues and opportunities in Shropshire, and contributions to the achievement of identified issues and opportunities in Shropshire associated with a contribution to the unmet housing need forecast to arise within the Black Country.
  - o. As documented in 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.
- 7.60. In conclusion, having considered available evidence, responses to previous consultations, the results of technical assessment, and other relevant information in applying planning judgement, Shropshire Council considers the housing requirement within the draft

Shropshire Local Plan should be based on **Option 3b** of the reasonable options identified.

- 7.61. **The proposed housing requirement is therefore a minimum of 31,300 dwellings between 2016 and 2038, which equates to an annual average of around 1,423 dwellings. This represents:**
- a. A continuation of the 'High Growth' option for the housing requirement previously identified and contained in the submission version of the draft Shropshire Local Plan (15% uplift to local housing need); and**
  - b. A continuation of the specific contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country proposed within the submission version of the draft Shropshire Local Plan. This is however achieved through a further specific uplift of 1,500 dwellings.**

### ***Implications of the Proposed Housing Requirement***

- 7.62. The submission version of the draft Shropshire Local Plan proposed a housing requirement of 30,800 dwellings between 2016 and 2038. This equates to an annual average of around 1,400 dwellings.
- 7.63. Following careful consideration of the updated reasonable options for the housing requirement, both through the updated additional SA assessment process and the planning judgement exercise (as summarised within this document), it is proposed that the housing requirement within the draft Shropshire Local Plan increases to some 31,300 dwellings between 2016 and 2038. This equates to an annual average of around 1,423 dwellings.
- 7.64. This would result in an increase to the housing requirement of some **500 dwellings** over the period from 2016 to 2038. This equates to an annual average increase of **around 23 dwellings**.
- 7.65. Main modifications would be required to the draft Shropshire Local Plan to reflect this proposed change – including to draft Policy SP2 and its supporting text and the explanation to draft Policy SP7.
- 7.66. Main modifications would also be required to draft Policy SP2 to expressly state the proposed housing requirement includes a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country. Furthermore, it is also necessary to:
- a. Consider through the SA process reasonable options and subsequently identify appropriate main modifications in order to accommodate the proposed 500 dwelling uplift to the proposed housing requirement.

- b. Consider through the SA site assessment process, reasonable sites to accommodate the proposed contribution to the unmet housing need forecast to arise in the Black Country<sup>6</sup> and subsequently identify appropriate main modifications in order to support the accommodation of the proposed 1,500 dwelling contribution to the unmet housing needs forecast to arise in the Black Country.

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<sup>6</sup> Consistent with Paragraph 21 of ID28 which specified 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.

## **8. Accommodating the Proposed Uplift to the Housing Requirement**

### ***Options to Accommodate the Proposed Uplift to the Housing Requirement***

- 8.1. Having carefully considered the range of mechanisms available to ensure delivery of the proposed housing requirement and in particular the proposed 500 dwelling uplift to the housing requirement, four reasonable options have been identified.
- 8.2. Each option could facilitate provision of more housing. Either through densification of development on proposed allocations (which would not constitute an additional site or extend the developed area); extension to site allocations (this does not constitute an additional site but does extend the area developed); or facilitation of development on additional sites (windfall sites or site allocations, as suggested may be necessary in paragraph 22 of ID28).
- 8.3. These options are:
  - a. **Option 1: Increasing Settlement Guidelines and Windfall Allowances.**
  - b. **Option 2: Densification of Proposed Site Allocations.**
  - c. **Option 3: Increasing Site Allocations.**
  - d. **Option 4: A Combination of Two or More of the Other Options.**

#### *Option 1: Increasing Settlement Guidelines and Windfall Allowances*

- 8.4. Settlement housing guidelines constitute the level of residential development specifically planned for at a settlement within the draft Shropshire Local Plan. Draft Policy SP7: Managing Housing Development summarises key considerations in circumstances where either the proposed settlement housing guideline appears either likely to be exceeded or unlikely to be achieved.
- 8.5. Windfall allowances are in effect the difference between the settlements housing guideline and the capacity of completions already achieved in the proposed plan period / identified commitments (sites with planning permission or prior approval, 'saved' SAMDev allocations and proposed allocations). This allowance can be achieved through the emergence of additional dwellings on windfall sites (sites not specifically planned for but facilitated by the draft Shropshire Local Plan) and/or other sources of additional dwellings that emerge in a settlement.
- 8.6. It is considered likely that opportunities exist to increase settlement guidelines and associated windfall allowances for one or more

Strategic, Principal, Key Centres and/or Strategic Settlements to provide additional capacity for windfall development.

- 8.7. Settlement guidelines and associated windfall allowances in the draft Shropshire Local Plan were considered reasonable when proposed, and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded. However, there is evidence that in some instances settlement guidelines and associated windfall allowances have been overly cautious.
- 8.8. Additional capacity associated with any increased windfall allowances would need to be deliverable within the proposed plan period and support delivery of necessary supporting infrastructure.

*Option 2: Densification of Proposed Site Allocations*

- 8.9. There are likely opportunities to increase the density and thereby the capacity of one or more proposed site allocations. Particularly in circumstances where further assessment work / masterplanning has been undertaken regarding capacity by site promoters since submission of the draft Shropshire Local Plan and / or where a development is expected to include a form of housing which is of a higher density, such as smaller properties and specialist housing for older people - including in response to wider policies in the draft Shropshire Local Plan.
- 8.10. However, a cautious approach would be required to ensure that the increased density would still result in an appropriate form of development, as such this exercise would need to be undertaken on a site by site basis.
- 8.11. Additional capacity associated with densification of site allocations would need to be deliverable within the proposed plan period and support delivery of necessary supporting infrastructure.

*Option 3: Increasing Site Allocations*

- 8.12. There may be opportunities to extend the site area of proposed allocations to increase their capacity and/or opportunities to identify additional site allocations (including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements in order to provide additional capacity).
- 8.13. Additional capacity associated with increasing site allocations would need to be deliverable within the proposed plan period and support delivery of necessary supporting infrastructure.

*Option 4: A Combination of Two or More of the Other Options*

8.14. It may be appropriate to consider utilising a combination of all or a selection of mechanisms from the other reasonable options for accommodating the uplift to the proposed housing requirement.

***Identifying the Preferred Option to Accommodate the Proposed Uplift to the Housing Requirement***

8.15. The decision regarding which of the reasonable options to accommodate the proposed uplift to the housing requirement should be utilised within the draft Shropshire Local Plan is ultimately one of planning judgement.

8.16. There is however an extensive range of information/factors that informs this planning judgement. This includes:

- a. The updated additional SA assessment work regarding options to accommodate a proposed uplift to the housing requirement.
- b. Compatibility with the wider vision, strategy and spatial framework of the draft Shropshire Local Plan.
- c. Feasibility and deliverability, including through consideration of whether there are actual opportunities to achieve the proposed uplift and whether these opportunities would be deliverable within the proposed plan period.

8.17. Dealing with each in turn:

*Updated additional SA assessment work regarding options to accommodate a proposed uplift to the housing requirement*

8.18. The updated additional SA assessment work included assessment of the four reasonable options to accommodate a proposed uplift to the housing requirement.

8.19. This updated additional SA assessment work provides an important source of information to inform the planning judgement regarding the approach to accommodate the proposed uplift to the housing requirement within the draft Shropshire Local Plan. It assesses each option against the SA objectives, and in this way informs judgements about their relative sustainability.

8.20. In general terms, the updated additional SA assessment work can be summarised as concluding that options that provide greater certainty about the proportion of the uplift to the housing requirement direct to urban areas achieve more positive impacts on social, economic and environmental factors.

8.21. It is important to note that the housing needs of Shropshire's rural communities must be recognised and appropriately planned for within any strategic distribution of planned development incorporated

into the draft Shropshire Local Plan. However, this component of the updated additional SA assessment work considers only the accommodation of the proposed uplift to the housing requirement.

- 8.22. On balance, the updated additional SA assessment concludes that **Option 1**: increasing settlement guidelines and windfall allowances, represents the most sustainable of the reasonable options for accommodating an uplift to the proposed housing requirement. This is because:
- a. It presents an opportunity to achieve 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.
  - b. It presents an opportunity to achieve a strongly positive effect on SA Objective 4: promotion of access to services for all sections of society in the short, medium and long term.
  - c. It presents an opportunity to achieve a strongly positive effect on SA objective 14: promotion of efficient use of natural resources in the short, medium and long term.
  - d. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives.
  - e. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through identification of appropriate policies to manage resultant development.
  - f. This option would ensure that the proposed uplift to the proposed housing requirement is accommodated within the most sustainable settlements with the widest array of infrastructure, services and facilities necessary to support new development.
- Option 2: densification of proposed site allocations would also achieve this outcome. However, on balance it is considered that the positive sustainability outcomes associated with Option 1 are more significant than Option 2 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 2 – primarily due to the increased certainty regarding the urban focus of development. Furthermore, it is important to note that the reason for the Council’s cautious approach to site densities is to both provide confidence in deliverability of the proposed housing requirement and avoid risk of over-development which can have negative impacts on a number of SA objectives.
- Option 3: increasing site allocations would also achieve the proposed uplift to the proposed housing requirement. However, on balance it is considered that the positive sustainability outcomes

associated with Option 1 are more significant than Option 3 and the risks of negative sustainability outcomes associated with Option 1 are lower than Option 3 – primarily due to the increased certainty regarding the urban focus of development.

-Option 4: a combination of the other options would also achieve the proposed housing requirement uplift. However, the effects against each SA objective will align with the effects of the other three options. Applying the precautionary principle, the conclusion for this reasonable option must reflect the 'worst case' scenario from each of the other reasonable options.

8.23. Further detail on the outcomes of the updated additional SA assessment work is provided within the Updated Additional SA Report.

*Compatibility with the wider vision, strategy and spatial framework of the draft Shropshire Local Plan*

8.24. It is important that any option to accommodate the proposed uplift to the housing requirement is compatible with the wider vision, strategy and spatial framework proposed within the draft Shropshire Local Plan. However, it should also be recognised the level of uplift to the proposed (500 dwellings) is unlikely to result in significant change to the overall distribution of development.

8.25. On balance, it is considered all of the reasonable options to accommodate the proposed uplift to the housing requirement have the potential to be compatible with the wider vision, strategy and spatial framework proposed within the draft Shropshire Local Plan.

8.26. In particular they all have the potential to support the proposed 'urban focus' approach to the strategic distribution of planned development.

- a. Option 1: aligns with the principle of urban focus, directing additional windfall development towards the Strategic, Principal, Key Centres and/or Strategic Settlements.
- b. Option 2: would likely continue to align with the principle of 'urban focus' as the majority of proposed allocations are associated with urban settlements. However, there are those associated with rural settlements. As such, this is somewhat dependent on the allocations selected (although the level of uplift to the proposed housing requirement in the context of the total proposed housing requirement is unlikely to result in a significant change to the overall distribution of development).
- c. Option 3: would likely continue to align with the principle of 'urban focus' if it entailed an extension to one or more proposed allocations, as the majority are associated with urban settlements.

However, there are those associated with rural settlements. as such, this is somewhat dependent on the allocations selected. It could also continue to align with the principle of 'urban focus' if it entailed identification of one or more additional site allocations, however this would to be dependent on the location/characteristics of such proposed allocations.

d. Option 4: Is directly linked to the other identified options.

### *Feasibility and Deliverability*

8.27. The intention of this exercise is to consider feasibility and deliverability of the reasonable options to achieve the uplift to the proposed housing requirement.

#### **Option 1: Increasing Settlement Guidelines and Windfall Allowances**

8.28. Windfall development has traditionally constituted a significant proportion of total residential development occurring in Shropshire. This is perhaps unsurprising, given the characteristics of Shropshire.

8.29. It is a large and diverse rural county containing the Strategic Centre of Shrewsbury; five Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); numerous rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.

8.30. Consequently, there is a consistent and significant recycling of previously developed land; significant numbers of infill developments; high numbers of conversions of barns and other rural buildings; and high uptake of affordable housing exception sites of varying sizes. Development of such sites often represents windfall development.

8.31. This is also likely to be facilitated over the proposed plan period through recent/future changes to permitted development rights.

8.32. The prevalence of windfall development, particularly of small scale windfall development, was noted within the Strategic Land Availability Assessment (SLAA) (EV106.01). The SLAA included an assessment of past completions achieved on small scale windfall sites of less than 5 dwellings and noted that these rates "*supported the conclusions that windfall development does and will continue to represent an important part of the housing land supply.*"

- 8.33. The Housing Topic Paper (GC4i) also included analysis of windfall development in Shropshire. It concluded that "*consistent with paragraph 71 of the NPPF, there is compelling evidence available to justify and support the inclusion of an appropriate windfall allowance within the sources of supply identified to achieve the proposed housing requirement for Shropshire – both in the next five years and the entirety of the proposed plan period.*"
- 8.34. Best available data on past completions continues to support the importance of windfall sites as a significant and appropriate source of supply for residential development. Specifically, over the last five years (2018/19-2022/23), **some 4,683 dwellings** (net) have been completed on windfall sites in Shropshire (1,669 dwellings on small scale windfall sites of less than 5 dwellings and 3,014 dwellings on medium and large scale windfall sites of 5 or more dwellings), equating to a net annual average of 937 dwellings.
- 8.35. This equates to around 59% of total completions achieved within this period (and in each of these five years windfall completions equated to in excess of 50% of total completions achieved). This information is summarised within Figure 8.1 below:

**Figure 8.1: Net Dwellings Completed on Windfall Sites 2018/19-2022/23**

Year	Small Windfall Site Completions	Medium and Large Windfall Site Completions	All Windfall Site Completions	Total Completions	Proportion of Total Completions on Windfall Sites
2018/19	390	893	1,283	1,843	69.61%
2019/20	328	596	924	1,554	59.46%
2020/21	269	642	911	1,586	57.44%
2021/22	290	509	799	1,485	53.80%
2022/23	392	374	766	1,507	50.83%
<b>Total</b>	<b>1,669</b>	<b>3,014</b>	<b>4,683</b>	<b>7,975</b>	<b>58.72%</b>
<b>Average</b>	<b>334</b>	<b>603</b>	<b>937</b>	<b>1,595</b>	<b>58.72%</b>

- 8.36. Existing commitments on sites with Planning Permission or Prior Approval provide further endorsement of the importance of windfall sites in Shropshire. Specifically, as at 31st March 2023, 3,971 net dwellings were committed on windfall sites with Planning Permission or Prior Approval (consisting of 1,272 dwellings on small scale windfall sites of less than 5 dwellings and 2,699 dwellings on medium and large scale windfall sites of 5 or more dwellings).
- 8.37. It is considered the proposed policies in the draft Shropshire Local Plan would also facilitate residential development occurring on appropriate windfall sites. This includes:
- a. The strategy for the level and distribution of development across Shropshire in draft Policy SP2 facilitates windfall development on appropriate sites to complement proposed allocations.

- b. Draft Settlement Policies (S1-S18) identify proposed development strategies for Strategic, Principal and Key Centres; Community Hubs; and Community Clusters. In addition to existing and proposed allocations, these strategies specifically allow for appropriate and complementary windfall development.
  - c. Draft Policy SP7 allows positive consideration of sustainable housing development, including on appropriate windfall sites, where they comply with wider requirements within this draft policy and other relevant draft policies in the Local Plan.
  - d. Draft Policy SP8 provides the policy framework for permitting windfall development within the development boundaries of proposed Community Hubs.
  - e. Draft Policy SP9 facilitates a range of forms of appropriate windfall development within Community Clusters, where they comply with specified criteria within the policy and other relevant draft policies in the draft Shropshire Local Plan.
  - f. Draft Policy SP10 identifies the forms of residential development appropriate within the 'countryside'. It includes a range of forms of affordable housing, conversions of appropriate permanent buildings, sympathetic and appropriate subdivision of existing dwellings, and essential rural workers dwellings.
  - g. Draft Policy SP11 identifies the limited forms of residential development appropriate within the 'Green Belt'.
  - h. Affordable housing policies (DP4-DP7) allow for various forms of affordable housing where they comply with relevant draft policies in the draft Shropshire Local Plan.
- 8.38. Through comparison of windfall allowances identified within Appendix 5 of the draft Shropshire Local Plan (data as at 31<sup>st</sup> March 2019) and at 31<sup>st</sup> March 2023, it is apparent that in many of the urban areas (Strategic, Principal and Key Centres), these windfall allowances have significantly reduced. This is as a result of increases to completions and commitments identified to contribute to the achievement of proposed settlement guidelines. In some instances this reduction is very significant and in others it has resulted in the windfall allowance for some settlements already being exceeded.
- 8.39. The settlement guidelines for proposed strategic settlements in the draft Shropshire Local Plan do not include a specific windfall allowance. However, it is apparent that the Planning Permission granted on the Former Ironbridge Power Station (19/05560/OUT) site exceeds the 1,000 dwelling proposed settlement guideline identified in draft Policy S20 of the draft Local Plan.

**Table 8.1: Residential Guidelines, Supply and Windfall Allowances: Strategic, Principal and Key Centres and Strategic Settlements**

Settlement	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Data	
			Sites with Planning Permission or Prior Approval (at the 31 <sup>st</sup> March 2023)	SAMDev Plan Allocations without Planning Permission (at 31 <sup>st</sup> March 2023)	Proposed Allocations without Planning Permission (at 31 <sup>st</sup> March 2023)	Windfall Allowance: Appendix 5 of the Draft Shropshire Local Plan (at 31 <sup>st</sup> March 2019)	Current Windfall Allowance Reflecting Commitments & Completions (at 31 <sup>st</sup> March 2023)
Albrighton	500	140	76	83	180	48	21
Bishops Castle	150	50	25	40	0	40	35
Bridgnorth	1,800	132	61	550	1,050	160	7
Broseley	250	174	73	20*	0	50	-17
Church Stretton	200	39	77	0	0	121	84
Claybury Mortimer	200	56	24	125*	0	120	-5
Craven Arms	500	61	28	325	0	94	86
Ellesmere	800	188	232	250	0	170	130
Highley	250	131	10	0	100	31	9
Ludlow	1,000	339	585	0	19	82	57
Market Drayton	1,200	307	334	64	435	206	60
Much Wenlock	200	43	30	0	120	27	7
Oswestry	1,900	437	818	343	240	105	62
Shifnal	1,500	1,186	16	0	230	92	68
Shrewsbury	8,625	3,891	1,938	467	2,410	505	-81
Wem	600	188	108	0	210	89	94
Whitchurch	1,600	368	276	561	450	82	-55
Clive Barracks, Tern Hill**	350	0	0	0	350	0	0
Former Ironbridge Power Station	1,000	0	1,075	0	0	0	-75

\*Includes Neighbourhood Plan Allocations.

\*\*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.

- 8.40. It is apparent from Table 8.1 that in a number of settlements, the windfall allowances proposed have reduced considerably over the past four years, and in some areas have already been exceeded. This suggests that in some instances windfall allowances in these settlements have either been set overly cautiously or there has been a disproportionate windfall delivery in the early part of the plan period. In reality, it is likely that a number of factors have impacted this, but the end result remains that there are now clearly opportunities to amend them to provide additional capacity for windfall development in the remaining part of the plan to 2038.
- 8.41. As such, it is considered there are feasible opportunities to increase settlement guidelines and associated windfall allowances to reflect changes to windfall commitments/understanding of likely windfall supply since submission of the draft Shropshire Local Plan in 2021.
- 8.42. It is also considered this evidence provides confidence that such amendments to settlement guidelines and associated windfall allowances would be deliverable within the proposed plan period. In addition, it is considered that it would support the delivery of necessary supporting infrastructure. This would need to be informed by an updated SA assessment of the strategic distribution of development.

### ***Option 2: Densification of Proposed Site Allocations***

- 8.43. Generally a cautious approach has been taken to the identification of approximate site capacities for proposed site allocations. In doing so, this provides confidence that proposals will result in an appropriate form of development that is complementary to its setting, proposed settlement guidelines are deliverable, and the proposed housing requirement for Shropshire is deliverable. These assumptions are informed by a proportionate and robust site assessment process.
- 8.44. Table 8.2 summarises approximate site capacities, net site densities and net site densities for the proposed residential allocations:

**Table 8.2: Proposed Residential Allocations – Approximate Site Capacity, Site Area and Site Area Density**

<b>Proposed Site Allocation</b>	<b>Settlement</b>	<b>Type of Settlement</b>	<b>Place Plan</b>	<b>Net Site Area(ha)*</b>	<b>Dwellings Proposed</b>	<b>Net Density</b>	<b>Notes**</b>
ALB017 & ALB021	Albrighton	Key Centre	Albrighton	4.57	180	39	
BKL008a	Bucknell	Community Hub	Bishops Castle	0.85	20	24	
CHR001	Chirbury	Community Hub	Bishops Castle	0.26	7	27	
CHR002	Chirbury	Community Hub	Bishops Castle	0.29	7	24	
CLU005	Clun	Community Hub	Bishops Castle	0.88	20	23	
WBR007 & WBR008	Worthen and Brockton	Community Hub	Bishops Castle	1.02	25	25	
WBR010	Worthen and Brockton	Community Hub	Bishops Castle	1.79	20	11	
BRD030	Bridgnorth	Principal Centre	Bridgnorth	49.18	1,050	21	
ALV006 & ALV007	Alveley	Community Hub	Bridgnorth	1.92	35	18	
ALV009	Alveley	Community Hub	Bridgnorth	1.07	35	33	
DNP009	Ditton Priors	Community Hub	Bridgnorth	1.98	40	20	
ELL005, ELL008 & ELL033	Ellesmere	Key Centre	Ellesmere	6.65	170	26	Planning Permission (21/03602/FUL) granted for 107 dwellings on ELL005. ELL008 & ELL033 now linked to delivery of existing mixed use allocation ELL003a & ELL003b. Full Planning Application (23/02170/FUL) pending consideration for enabling works to facilitate development.
HNN016	Highley	Key Centre	Highley	3.28	100	31	
LUD056	Ludlow	Principal Centre	Ludlow	2.32	90	39	Phase 1: Outline and Reserved Matters Permissions (16/03096/OUT & 19/02060/REM) granted. Subsequent Full Planning Permissions (19/05374/FUL & 20/01326/FUL) increasing capacity to 78 dwellings. Phase 2: Outline Planning Application (23/03716/OUT) pending decision with a resolution to grant for 9 dwellings.
LUD057	Ludlow	Principal Centre	Ludlow	0.48	10	21	
BUR002	Burford	Community Hub	Ludlow	1.63	40	25	
BUR004	Burford	Community Hub	Ludlow	4.68	100	21	
CHK002	Clee Hill	Community Hub	Ludlow	0.95	20	21	
MDR006	Market Drayton	Principal Centre	Market Drayton	3.19	125	39	
MDR012	Market Drayton	Principal Centre	Market Drayton	2.32	70	30	
MDR034	Market Drayton	Principal Centre	Market Drayton	3.97	120	30	
MDR039 & MDR043	Market Drayton	Principal Centre	Market Drayton	4.92	120	24	

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<b>Proposed Site Allocation</b>	<b>Settlement</b>	<b>Type of Settlement</b>	<b>Place Plan</b>	<b>Net Site Area(ha)*</b>	<b>Dwellings Proposed</b>	<b>Net Density</b>	<b>Notes**</b>
HKW009	Hinstock	Community Hub	Market Drayton	1.47	35	24	
HHH001 & HHH014	Hodnet	Community Hub	Market Drayton	2.19	40	18	
MIN018	Minsterley	Community Hub	Minsterley and Pontesbury	0.84	20	24	
PON008, PON017 & PON030	Pontesbury	Community Hub	Minsterley and Pontesbury	2.09	40	19	Planning Permission (21/03660/FUL) granted for 38 dwellings on the PON008. The remainder of the site expected to follow on.
MUW012VAR	Much Wenlock	Key Centre	Much Wenlock	2.67	120	45	
CES005	Cressage	Community Hub	Much Wenlock	1.93	60	31	
CES006	Cressage	Community Hub	Much Wenlock	0.23	4	17	Planning Permission (21/02078/FUL) granted for conversion of the former Public House to two dwellings. Wider site expected to follow on as phase 2 development.
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Oswestry	Principal Centre	Oswestry	8.55	240	28	
GWR009	Gobowen	Community Hub	Oswestry	1.90	25	13	
KCK009	Knockin	Community Hub	Oswestry	0.91	25	27	
LYH007	Llanymynech	Community Hub	Oswestry	1.48	50	34	
PYC021	Pant	Community Hub	Oswestry	0.86	25	29	
RUY019	Ruyton XI Towns	Community Hub	Oswestry	1.81	65	36	
SMH031	St Martins	Community Hub	Oswestry	2.37	60	25	
SMH038	St Martins	Community Hub	Oswestry	1.19	35	29	Planning Permission (20/02248/FUL) granted for 35 dwellings.
WEF025	West Felton	Community Hub	Oswestry	1.61	60	37	
WRP001VAR	Weston Rhyn	Community Hub	Oswestry	2.69	60	22	
WRP017	Weston Rhyn	Community Hub	Oswestry	1.24	40	32	
WHN024	Whittington	Community Hub	Oswestry	2.02	70	35	
SHF013	Shifnal	Key Centre	Shifnal	2.08	65	31	
SHF015 & SHF029	Shifnal	Key Centre	Shifnal	2.70	65	24	
SHF022 & SHF023 (part)	Shifnal	Key Centre	Shifnal	2.80	100	36	
SHR054a	Shrewsbury	Strategic Centre	Shrewsbury	2.70	60	22	
SHR057 & SHR177	Shrewsbury	Strategic Centre	Shrewsbury	11.40	400	35	

<b>Proposed Site Allocation</b>	<b>Settlement</b>	<b>Type of Settlement</b>	<b>Place Plan</b>	<b>Net Site Area(ha)*</b>	<b>Dwellings Proposed</b>	<b>Net Density</b>	<b>Notes**</b>
SHR060, SHR158 & SHR161	Shrewsbury	Strategic Centre	Shrewsbury	59.29	1,500	25	
SHR145	Shrewsbury	Strategic Centre	Shrewsbury	4.08	150	37	Outline and Reserved Matters Permissions (19/04389/OUT and (22/04331/REM) granted at appeal for 150 dwellings.
SHR173	Shrewsbury	Strategic Centre	Shrewsbury	13.98	450	32	
BNP024	Baschurch	Community Hub	Shrewsbury	2.17	35	16	
BNP035	Baschurch	Community Hub	Shrewsbury	0.93	20	22	
BAY039	Bayston Hill	Community Hub	Shrewsbury	4.27	100	23	
BAY050	Bayston Hill	Community Hub	Shrewsbury	2.21	47	21	Full Planning Permission (22/02517/FUL) granted for 23 dwellings on part of the site.
BIT022	Bicton	Community Hub	Shrewsbury	1.44	15	10	
BOM019	Bomere Heath	Community Hub	Shrewsbury	1.58	40	25	
BOM020	Bomere Heath	Community Hub	Shrewsbury	0.90	15	17	
FRD011	Ford	Community Hub	Shrewsbury	2.84	75	26	
WEM010	Wem	Key Centre	Wem	2.92	120	41	
WEM025	Wem	Key Centre	Wem	1.02	30	30	
WEM033	Wem	Key Centre	Wem	2.39	60	25	
WV012 & CLV018	Clive	Community Hub	Wem	1.74	20	12	
HDL006	Hadnall	Community Hub	Wem	1.37	40	29	
SHA019	Shawbury	Community Hub	Wem	3.68	80	22	
WHT014	Whitchurch	Principal Centre	Whitchurch	1.74	70	40	
WHT037 & WHT044	Whitchurch	Principal Centre	Whitchurch	6.01	200	33	
WHT042	Whitchurch	Principal Centre	Whitchurch	5.71	180	32	
PPW025	Prees	Community Hub	Whitchurch	1.41	35	25	
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	Strategic Settlement	Strategic Site	39.80	750	19	
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	Strategic Settlement	Strategic Site	84.19	1,000	12	Outline Planning Permission (19/05560/OUT) granted for 1,075 dwellings. Series of association Reserved Matters approved / pending consideration.

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*\*Net Site Area adjusted to exclude any employment land that forms part of the proposed allocation and standard assumptions regarding developable area following on-site infrastructure and open space provision. Please Note: Proposed allocations may be subject to further requirements which further reduce the net developable area available. Particularly open space requirements, biodiversity net gain and infrastructure requirements.*

*\*\*Where planning permission is for less than the approximate site guideline for a proposed allocation, this is reflected within the commitments for a settlement.*

- 8.45. It is apparent from Table 8.2 that net site densities for proposed site allocations vary considerably. This is perhaps unsurprising given:
- a. The different characteristics of proposed site allocations.
  - b. The diverse characteristics of settlements across Shropshire and the intention that proposed allocations should positively respond to the characteristics of their setting.
  - c. The varied design considerations and requirements for proposed allocations. This includes requirements for larger sites to provide greater on-site infrastructure to support the development, reducing net developable area.
  - d. The differing types of constraints relevant to proposed allocations.
- 8.46. The data in Table 8.2 suggests there may be some feasible opportunities to increase the density of proposed site allocations. This is particularly the case given policy expectations regarding housing mix and provision of specialist housing. It is also recognised that further assessment work/masterplanning undertaken regarding site capacity by site promoters since submission of the draft Shropshire Local Plan may also identify opportunities for densification of proposed site allocations.
- 8.47. However, a cautious approach would be required to ensure any increase to a site's density would still result in an appropriate form of development. This would therefore require consideration on a site-by-site basis through a targeted update to the additional SA assessment work.
- 8.48. It is also important to ensure there is sufficient confidence that any development resulting from 'densification' of a proposed site allocation and accounted for within the total housing land supply is deliverable within the proposed plan period.
- 8.49. The Council forecast delivery timescales for proposed allocations when preparing the draft Shropshire Local Plan (documented within Appendix 7 of the draft Shropshire Local Plan). These assumptions were informed by careful consideration of site-specific evidence and other local factors relevant to each site; past delivery rates for similar projects across Shropshire; local market absorption rates and other known market factors; consideration of 'standard' assumptions applied by the Council when analysing housing land supply; proactive discussions with relevant landowners, land promoters and developers; and professional judgement.
- 8.50. These assumptions have been reviewed annually as part of the preparation of the Five Year Housing Land Supply Statement for the draft Shropshire Local Plan. The most recent assumptions are presented within Table 8.3:

**Table 8.3: Proposed Residential Allocations – Approximate Site Capacity and Delivery Forecasts (as at 1<sup>st</sup> April 2023)**

Proposed Site Allocation Reference	Settlement	Type of Settlement	Place Plan	Number of Dwellings Proposed*	Total Years 1-5	Total Years 6-10	2033 / 34	2034 / 35	2035 / 36	2036 / 37	2037 / 38	Post Local Plan Period
ALB017 & ALB021	Albrighton	Key Centre	Albrighton	180	72	108	0	0	0	0	0	0
BKL008a	Bucknell	Community Hub	Bishops Castle	20	0	0	0	0	0	10	10	0
CHR001	Chirbury	Community Hub	Bishops Castle	7	0	7	0	0	0	0	0	0
CHR002	Chirbury	Community Hub	Bishops Castle	7	0	7	0	0	0	0	0	0
CLU005	Clun	Community Hub	Bishops Castle	20	0	0	0	0	0	10	10	0
WBR007 & WBR008	Worthen and Brockton	Community Hub	Bishops Castle	25	0	25	0	0	0	0	0	0
WBR010	Worthen and Brockton	Community Hub	Bishops Castle	20	0	20	0	0	0	0	0	0
BRD030	Bridgnorth	Principal Centre	Bridgnorth	1,050	176	410	90	90	90	100	94	0
ALV006 & ALV007	Alveley	Community Hub	Bridgnorth	35	0	35	0	0	0	0	0	0
ALV009	Alveley	Community Hub	Bridgnorth	35	0	35	0	0	0	0	0	0
DNP009	Ditton Priors	Community Hub	Bridgnorth	40	40	0	0	0	0	0	0	0
ELL005, ELL008 & ELL033	Ellesmere	Key Centre	Ellesmere	107	107	0	0	0	0	0	0	0
HNN016	Highley	Key Centre	Highley	100	72	28	0	0	0	0	0	0
LUD056	Ludlow	Principal Centre	Ludlow	80**	20	0	0	0	0	0	0	0
LUD057	Ludlow	Principal Centre	Ludlow	10	0	10	0	0	0	0	0	0
BUR002	Burford	Community Hub	Ludlow	40	0	40	0	0	0	0	0	0
BUR004	Burford	Community Hub	Ludlow	100	41	59	0	0	0	0	0	0
CHK002	Clee Hill	Community Hub	Ludlow	20	0	20	0	0	0	0	0	0
MDR006	Market Drayton	Principal Centre	Market Drayton	125	75	50	0	0	0	0	0	0
MDR012	Market Drayton	Principal Centre	Market Drayton	70	0	50	20	0	0	0	0	0
MDR034	Market Drayton	Principal Centre	Market Drayton	120	0	50	25	25	20	0	0	0
MDR039 & MDR043	Market Drayton	Principal Centre	Market Drayton	120	50	70	0	0	0	0	0	0
HKW009	Hinstock	Community Hub	Market Drayton	35	0	35	0	0	0	0	0	0
HHH001 & HHH014	Hodnet	Community Hub	Market Drayton	40	0	40	0	0	0	0	0	0
MIN018	Minsterley	Community Hub	Minsterley and Pontesbury	20	20	0	0	0	0	0	0	0

Proposed Site Allocation Reference	Settlement	Type of Settlement	Place Plan	Number of Dwellings Proposed*	Total Years 1-5	Total Years 6-10	2033 / 34	2034 / 35	2035 / 36	2036 / 37	2037 / 38	Post Local Plan Period
PON008, PON017 & PON030	Pontesbury	Community Hub	Minsterley and Pontesbury	40	40	0	0	0	0	0	0	0
MUW012VAR	Much Wenlock	Key Centre	Much Wenlock	120	56	64	0	0	0	0	0	0
CES005	Cressage	Community Hub	Much Wenlock	60	0	60	0	0	0	0	0	0
CES006	Cressage	Community Hub	Much Wenlock	4	4	0	0	0	0	0	0	0
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Oswestry	Principal Centre	Oswestry	240	40	125	25	25	25	0	0	0
GWR009	Gobowen	Community Hub	Oswestry	25	0	25	0	0	0	0	0	0
KCK009	Knockin	Community Hub	Oswestry	25	0	25	0	0	0	0	0	0
LYH007	Llanymynech	Community Hub	Oswestry	50	40	10	0	0	0	0	0	0
PYC021	Pant	Community Hub	Oswestry	25	0	25	0	0	0	0	0	0
RUY019	Ruyton XI Towns	Community Hub	Oswestry	65	0	65	0	0	0	0	0	0
SMH031	St Martins	Community Hub	Oswestry	60	0	60	0	0	0	0	0	0
SMH038	St Martins	Community Hub	Oswestry	35	35	0	0	0	0	0	0	0
WEF025	West Felton	Community Hub	Oswestry	60	0	60	0	0	0	0	0	0
WRP001VAR	Weston Rhyn	Community Hub	Oswestry	60	35	25	0	0	0	0	0	0
WRP017	Weston Rhyn	Community Hub	Oswestry	40	15	25	0	0	0	0	0	0
WHN024	Whittington	Community Hub	Oswestry	70	40	30	0	0	0	0	0	0
SHF013	Shifnal	Key Centre	Shifnal	65	0	65	0	0	0	0	0	0
SHF015 & SHF029	Shifnal	Key Centre	Shifnal	65	0	65	0	0	0	0	0	0
SHF022 & SHF023 (part)	Shifnal	Key Centre	Shifnal	100	72	28	0	0	0	0	0	0
SHR054a	Shrewsbury	Strategic Centre	Shrewsbury	60	20	40	0	0	0	0	0	0
SHR057 & SHR177	Shrewsbury	Strategic Centre	Shrewsbury	400	96	190	38	38	38	0	0	0
SHR060, SHR158 & SHR161	Shrewsbury	Strategic Centre	Shrewsbury	1,500	285	532	114	114	114	114	118	109
SHR145	Shrewsbury	Strategic Centre	Shrewsbury	150	150	0	0	0	0	0	0	0
SHR173	Shrewsbury	Strategic Centre	Shrewsbury	450	38	152	57	57	57	57	32	0
BNP024	Baschurch	Community Hub	Shrewsbury	35	35	0	0	0	0	0	0	0
BNP035	Baschurch	Community Hub	Shrewsbury	20	0	20	0	0	0	0	0	0

Proposed Site Allocation Reference	Settlement	Type of Settlement	Place Plan	Number of Dwellings Proposed*	Total Years 1-5	Total Years 6-10	2033 / 34	2034 / 35	2035 / 36	2036 / 37	2037 / 38	Post Local Plan Period
BAY039	Bayston Hill	Community Hub	Shrewsbury	100	76	24	0	0	0	0	0	0
BAY050	Bayston Hill	Community Hub	Shrewsbury	23	23	0	0	0	0	0	0	0
BIT022	Bicton	Community Hub	Shrewsbury	15	0	15	0	0	0	0	0	0
BOM019	Bomere Heath	Community Hub	Shrewsbury	40	20	20	0	0	0	0	0	0
BOM020	Bomere Heath	Community Hub	Shrewsbury	15	0	15	0	0	0	0	0	0
FRD011	Ford	Community Hub	Shrewsbury	75	35	40	0	0	0	0	0	0
WEM010	Wem	Key Centre	Wem	120	0	120	0	0	0	0	0	0
WEM025	Wem	Key Centre	Wem	30	30	0	0	0	0	0	0	0
WEM033	Wem	Key Centre	Wem	60	0	0	25	25	10	0	0	0
CLV012 & CLV018	Clive	Community Hub	Wem	20	0	20	0	0	0	0	0	0
HDL006	Hadnall	Community Hub	Wem	40	15	25	0	0	0	0	0	0
SHA019	Shawbury	Community Hub	Wem	80	50	30	0	0	0	0	0	0
PPW025	Prees	Community Hub	Whitchurch	35	0	35	0	0	0	0	0	0
WHT014	Whitchurch	Principal Centre	Whitchurch	70	50	20	0	0	0	0	0	0
WHT037 & WHT044	Whitchurch	Principal Centre	Whitchurch	200	50	125	25	0	0	0	0	0
WHT042	Whitchurch	Principal Centre	Whitchurch	180	0	115	25	25	15	0	0	0
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	Strategic Settlement	Strategic Site	750	0	100	50	50	50	50	50	400
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	Strategic Settlement	Strategic Site	1,075	280	400	80	80	80	80	75	0

\*Where relevant site capacities have been amended to reflect the implications of planning permissions.

\*\*60 dwellings on this site were completed before the 1<sup>st</sup> April 2023.

- 8.51. On balance, it is considered the evidence in Table 8.3 suggests that feasible opportunities for densification of proposed allocations could be identified. However, the draft Shropshire Local Plan already provides a level of flexibility for appropriate 'densification' of site allocations to occur. Specifically, draft settlement policies S1-S20 are clear that site provision figures are approximate, rather than a rigid requirement. Any such proposal would be subject to careful consideration at the planning application stage.
- 8.52. Where such 'densification' occurs through the planning application process, any additional delivery beyond the approximate provision figure on a site within the draft Shropshire Local Plan would contribute to the achievement of any windfall allowance for the settlement. As such, there is a level of synergy between this option and option 1.

### ***Option 3: Increasing Site Allocations***

- 8.53. A significant volume of potential site allocations were identified and assessed (in excess of 2,000) and subsequently a range of proposed residential/residential-led mixed use allocations (around 70) were selected for inclusion within the draft Shropshire Local Plan.
- 8.54. Identified sites and summaries of the various stages of the site assessment process are provided within the SLAA (EV106.01-EV106.10); the appendices of the Sustainability Appraisal and Site Assessment Environmental Report (SD006.03-SD006.22); and the appendices of the updated additional SA assessment work.
- 8.55. In light of the proposed uplift to the housing requirement, having reflected on the range of sites identified through the site assessment process and the conclusions reached within it, it is considered there are potential opportunities to:
- a. Extend the site area of some of the proposed allocations to increase their capacity; and/or
  - b. Identify additional site allocations, including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements.
- 8.56. To ensure identification of sustainable and feasible opportunities for the extension of the site area of a proposed allocation and/or identification of additional site allocations, this process would need to be informed by a targeted update to the additional SA site assessment work. This would also need to be informed by an updated SA assessment of the strategic distribution of development. Before this happens, the Council must first determine if this is an

appropriate option to accommodate some or all of the proposed uplift to the housing requirement.

- 8.57. With regard to opportunities to extend the site area of some of the proposed allocations, it is apparent from the data in Table 8.3 that the majority of proposed allocations would have some capacity for the delivery of additional dwellings resulting from any extension to the site area, within the proposed plan period. However, this data also illustrates this is not necessarily the case for all proposed allocations.
- 8.58. Dependent on their scale, any new site allocation proposed are likely to be deliverable within the proposed plan period. This conclusion is informed by the Council's evidence from its call for sites process early in plan preparation, and experience of forecasting timescales for the delivery of development sites.
- 8.59. However, final judgement on deliverability would require consideration on a site-by-site basis, informed by careful consideration of site-specific evidence and other local factors relevant to each site; past delivery rates for similar projects across Shropshire; local market absorption rates and other known market factors; consideration of 'standard' assumptions applied by the Council when analysing housing land supply; proactive discussions with relevant landowners, land promoters and developers; and professional judgement.
- 8.60. As such, on balance it is considered this evidence suggests that through a targeted update to the additional SA site assessment work, feasible opportunities to extend the site area of proposed allocations in order to increase their capacity and/or feasible opportunities to identify additional site allocations (including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements in order to provide additional capacity) represent a reasonable option for accommodating the proposed uplift to the housing requirement.

#### ***Option 4: A Combination of Two or More of the Other Options***

- 8.61. Option 4 is directly linked to the other identified options. Given this assessment concludes each of the other options could be feasible and deliverable, it is considered this option could be similarly feasible and deliverable.

### ***The Mechanism to Accommodate the Proposed Uplift to the Housing Requirement***

8.62. In conclusion, following consideration of the above factors and exercising planning judgement, Shropshire Council considers **Option 1** should form the basis for accommodating the proposed uplift to the housing requirement for inclusion within the draft Shropshire Local Plan.

8.63. **Option 1: Increasing Settlement Guidelines and Windfall Allowances** entails identifying opportunities to increase settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements to provide additional capacity for windfall development sufficient to achieve the proposed uplift to the housing requirement.

### ***Reasons for the Proposed Mechanism to Accommodate the Proposed Uplift to the Housing Requirement***

8.64. Key considerations that informed this decision included:

- a. The updated additional SA assessment of the reasonable options to accommodate a proposed uplift to the housing requirement concluded that on balance Option 1: increasing settlement guidelines and windfall allowances represented the **most sustainable** of the reasonable options for accommodating the uplift to the proposed housing requirement.
- b. Based on the updated additional SA assessment work undertaken, it is considered that Option 1: increasing settlement guidelines and windfall allowances, presents an opportunity to:
  - i. Achieve 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.
  - ii. Achieve a **strongly positive effect** on SA Objective 4: promotion of access to services for all sections of society in the short, medium and long term.
  - iii. Achieve a **strongly positive effect** on SA objective 14: promotion of efficient use of natural resources in the short, medium and long term.
  - iv. Achieve **positive impacts** against a range of other identified sustainability objectives.
- c. Based on the updated additional SA assessment work, it is considered Option 1: increasing settlement guidelines and windfall allowances is **unlikely to result in any strongly negative effects on any SA objectives**. Whilst it is acknowledged it poses a potential risk of achieving negative impacts against a range of

identified sustainability objectives, it is considered opportunities exist to **mitigate** the extent of such impacts.

- d. Based on the updated additional SA assessment work undertaken, it is considered that Option 1: increasing settlement guidelines and windfall allowances 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.
- e. Option 1: increasing settlement guidelines and windfall allowances **aligns with the principle of urban focus**, directing additional windfall development towards the Strategic, Principal, Key Centres and/or Strategic Settlements and **positively responds to changes to completions and commitments** across these settlements since the submission of the Local Plan in 2021. As such this option best reflects the agreed spatial strategy.
- f. Option 1 **positively responds** to the potential for proposed settlement guidelines and windfall allowances to be exceeded.
- g. It is considered the amendments to settlement guidelines and associated windfall allowances would be **deliverable within the proposed plan period** and would **support the delivery of necessary supporting infrastructure**.
- h. Whilst Option 2 would also present opportunities to accommodate the proposed uplift to the housing requirement, there are **already mechanisms to allow for appropriate 'densification' of proposed allocations**, and any such densification would contribute to the achievement of any windfall allowance for the settlement where it exceeds the level of development planned for on the proposed allocation.
- i. Whilst Option 3 would also present opportunities to accommodate the proposed uplift to the housing requirement, based on available data on changes to completions and commitments and the potential for proposed settlement guidelines and windfall allowances to be exceeded / potential for further windfall opportunities to arise, it is considered that **this mechanism is unnecessary to ensure certainty of delivery**.

**8.65. The proposed mechanism for accommodating the proposed uplift to the housing requirement is therefore Option 1: Increasing Settlement Guidelines and Windfall Allowances.**

8.66. This option entails identifying opportunities to increase settlement guidelines and associated windfall allowances for one or more Strategic, Principal, Key Centres and/or Strategic Settlements to provide additional capacity for windfall development sufficient to achieve the proposed uplift to the housing requirement.

### ***Increasing Settlement Guidelines and Windfall Allowances in Strategic, Principal, Key Centres and/or Strategic Settlements***

- 8.67. In order to identify appropriate Strategic, Principal, Key Centres and/or Strategic Settlements within which to increase settlement guidelines and windfall allowances, the Council carefully considered:
- a. Remaining windfall allowances in Strategic, Principal, Key Centres and/or Strategic Settlements as at the 1<sup>st</sup> April 2023.
  - b. Known potential windfall opportunities within Strategic, Principal, Key Centres and/or Strategic Settlements.
  - c. The likelihood of further windfall opportunities arising within Strategic, Principal, Key Centres and/or Strategic Settlements, based on past trends.
  - d. Other relevant considerations.

- 8.68. Dealing with each in turn:

*Remaining windfall allowances in Strategic, Principal, Key Centres and/or Strategic Settlements as at the 1<sup>st</sup> April 2023.*

- 8.69. Windfall allowances are in effect the difference between the settlements housing guideline and the capacity of completions already achieved in the proposed plan period / identified commitments (sites with planning permission or prior approval, 'saved' SAMDev allocations and proposed allocations).
- 8.70. As a result they inevitably fluctuate over time as additional dwellings are completed/committed either on windfall sites (sites not specifically planned for but facilitated by the draft Shropshire Local Plan) and/or other sources of additional dwellings that emerge in a settlement.
- 8.71. Table 8.2 above summarises windfall allowances for each Strategic, Principal, Key Centre and Strategic Settlement as identified within Appendix 5 of the draft Shropshire Local Plan (based on data as at 31st March 2019) and the windfall allowance for each settlement as at 31st March 2023.

8.72. An extract is provided below in Table 8.4:

**Table 8.4: Windfall Data for Strategic, Principal, Key Centre and Strategic Settlements**

Settlement	Windfall Data	
	Proposed Windfall Allowance: Appendix 5 of the Draft Shropshire Local Plan (at 31st March 2019)	Current Windfall Allowance Reflecting Commitments & Completions (at 31st March 2023) <sup>7</sup>
Albrighton	48	21
Bishops Castle	40	35
Bridgnorth	160	7
Broseley	50	-17
Church Stretton	121	84
Cleobury Mortimer	120	-5
Craven Arms	94	86
Ellesmere	170	130
Highley	31	9
Ludlow	82	57
Market Drayton	206	60
Much Wenlock	27	7
Oswestry	105	62
Shifnal	92	68
Shrewsbury	505	-81
Wem	89	94
Whitchurch	82	-55
Clive Barracks, Tern Hill	0	0
Former Ironbridge Power Station	0	-75

8.73. Notable changes to windfall allowances (either where the allowance has already been exceeded or more than 50% of the allowance has been committed over the past 4 years) include:

- a. Shrewsbury: The windfall allowance of 505 dwellings has already been exceeded, by 81 dwellings. As such, over the past 4 years windfall development opportunities committed at Shrewsbury have increased by 586 dwellings (around 150 per annum). It also means that currently within the draft Shropshire Local Plan there is no planned capacity for further windfall development at Shrewsbury, the proposed Strategic Centre of Shropshire.
- b. Whitchurch: The windfall allowance of 82 dwellings has already been exceeded, by 55 dwellings. As such, over the past 4 years windfall development opportunities committed at Whitchurch have increased by 137 dwellings (around 35 per annum). It also means that currently there is no planned capacity within the draft Shropshire Local Plan for further windfall development at Whitchurch, one of the proposed Principal Centres.

<sup>7</sup> Negative numbers reflect development levels already exceeding identified windfall allowance.

- c. Broseley: The strategy for achieving proposed residential development guideline for Broseley is established in the recently 'made' Broseley Neighbourhood Plan. The strategy for this settlement includes identification of a residential site allocation (with capacity for around 20 dwellings).
  - d. Cleobury Mortimer: The strategy for achieving the proposed residential development guideline for Cleobury Mortimer is established in the recently 'made' Cleobury Mortimer Neighbourhood Plan. The strategy for this settlement includes identification of a residential site allocation (with capacity for around 120 dwellings).
  - e. The Former Ironbridge Power Station: No specific windfall allowance was provided, rather the site's capacity aligned with the approximate settlement guideline set out in Policy S20 of the draft Local Plan. However, outline planning permission has subsequently been granted (19/05560/OUT) which allows for 1,000 dwellings and a retirement village (viability assessment work assumes 75 dwellings). As such, the capacity of the outline planning permission exceeds the approximate site provision figure in the draft Shropshire Local Plan.
  - f. Bridgnorth: The windfall allowance of 160 dwellings has reduced by 153 dwellings to 7 dwellings. As such, over the past 4 years windfall development opportunities committed at Bridgnorth have increased by around 38 dwellings per annum and the remaining windfall allowance is less than 1 dwelling per annum.
  - g. Market Drayton: The windfall allowance of 206 dwellings has reduced by 146 dwellings to 60 dwellings. This means that over the past 4 years, windfall development opportunities committed at Market Drayton have increased by around 37 dwellings per annum and the remaining windfall allowance is around 4 dwellings per annum.
  - h. Albrighton, Highley and Much Wenlock: Have also demonstrated notable reductions to windfall allowances over the past 4 years. They constitute smaller Key Centre settlements and Albrighton is inset within and therefore surrounded by Green Belt, which is a relevant constraint to further windfall development opportunities.
- 8.74. It is therefore considered that a number of the Strategic, Principal, Key Centres and/or Strategic Settlements have some potential to accommodate amendments to settlement guidelines and windfall allowances proposed within the draft Shropshire Local Plan.

*Known potential windfall opportunities within Strategic, Principal, Key Centres and/or Strategic Settlements*

- 8.75. It is difficult or event impossible to identify potential windfall development opportunities before they arise.
- 8.76. As such, the fact potential windfall development opportunities are not specifically identified **does not mean that they will not arise**, as evidenced since 2019 in Table 7.4. Notably, through consideration of the evidence base that informs the draft Shropshire Local Plan and other available information, it is possible to identify some potential windfall development opportunities.
- 8.77. For the purpose of this assessment, consideration has been given to:
- The SLAA (EV106.01-EV106.10).
  - The appendices of the Sustainability Appraisal and Site Assessment Environmental Report (SD006.03-SD006.22).
  - The appendices of the updated additional SA assessment work.
  - The Council’s Housing Delivery Framework which informs the annual Five Year Housing Land Supply Assessment.
  - The Council’s Planning Application Register.
  - Discussions with landowners, site promoters and/or developers (where not confidential).
  - Any other relevant information on potential windfall development opportunities.
- 8.78. Table 8.5 summarises significant potential windfall development opportunities identified within the Strategic, Principal, Key Centres and Strategic Settlements following consideration of these sources.

**Table 8.5: Known Significant Potential Windfall Development Opportunities: Strategic, Principal and Key Centres and Strategic Settlements**

Settlement	Known Significant Windfall Development Opportunities
Albrighton	<ul style="list-style-type: none"> <li>Site ALB003 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>6 dwellings</b>.</li> <li>Site ALB024 was identified as a potential windfall opportunity within the Site Assessment process. Full Planning Permission (23/00870/FUL) subsequently granted on the site in October 2023 for <b>43 dwellings</b>.</li> </ul>
Bishops Castle	<ul style="list-style-type: none"> <li>BIS016 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>15 dwellings</b>.</li> <li>BIS020 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>13 dwellings</b>.</li> </ul>

Settlement	Known Significant Windfall Development Opportunities
Bridgnorth	<ul style="list-style-type: none"> <li>BRD012 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>40 dwellings</b>.</li> </ul>
Broseley	<ul style="list-style-type: none"> <li>BRO034 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>6 dwellings</b>.</li> <li>Planning Permission (13/02623/FUL) previously granted but subsequently lapsed for erection of <b>6 dwellings</b> on the grounds of Broseley Social Club on High Street.</li> </ul>
Church Stretton	<ul style="list-style-type: none"> <li>CST008 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>6 dwellings</b>.</li> </ul>
Cleobury Mortimer	<ul style="list-style-type: none"> <li>Planning Permission (10/01319/FUL) previously granted but subsequently lapsed for redevelopment for <b>9 dwellings</b> at No 1 Pinkham.</li> </ul>
Craven Arms	<ul style="list-style-type: none"> <li>CRA001 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>26 dwellings</b>.</li> <li>CRA029 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>8 dwellings</b>.</li> <li>Planning Permission (11/02801/OUT) previously granted but subsequently lapsed for erection of <b>9 dwellings</b> on land at Wilton Lodge, Clun Road.</li> </ul>
Ellesmere	<ul style="list-style-type: none"> <li>Planning Permission (11/04589/EIA) previously granted for a mixed-use redevelopment of a former Creamery on Wharf Road. Much of the scheme was subject to Reserved Matters Approval and implemented, however a relatively small part of the site was not and subsequently lapsed. Components of this remaining land have subsequently gained Planning Permission, but capacity remains for around <b>50 dwellings</b>.</li> </ul>
Highley	<ul style="list-style-type: none"> <li>HNN021 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>10 dwellings</b>.</li> <li>Planning Application for a <b>24 dwelling</b> affordable housing scheme north of Hazelwells Road currently being 'worked up'.</li> </ul>
Ludlow	<ul style="list-style-type: none"> <li>LUD005 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>LUD022 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>41 dwellings</b>.</li> <li>Planning Permission (16/04032/FUL) previously granted but subsequently lapsed for redevelopment including <b>10 dwellings</b> and new retail provision at No 9 Tower Street.</li> </ul>
Market Drayton	<ul style="list-style-type: none"> <li>MDR002 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>MDR003 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>7 dwellings</b>.</li> </ul>

Settlement	Known Significant Windfall Development Opportunities
	<ul style="list-style-type: none"> <li>• MDR004 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>• MDR026 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>• Planning Permission (10/00968/FUL) previously granted but subsequently lapsed for redevelopment for <b>10 dwellings</b> at the Phoenix Garage, Great Hales Street.</li> <li>• Planning Permission (10/01264/FUL) previously granted but subsequently lapsed for redevelopment for <b>6 dwellings</b> at The Stables, Prospect Road.</li> <li>• Planning Permission (10/04004/OUT) previously granted but subsequently lapsed for erection of <b>6 dwellings</b> on the grounds of St Marys Croft, Berrisford Road.</li> <li>• Planning Permission (11/00983/FUL) previously granted but subsequently lapsed for redevelopment for <b>5 dwellings</b> at No 6 St Marys Street.</li> <li>• Planning Permission (13/03051/FUL) previously granted but subsequently lapsed for change of use of No 117 Cheshire Street to <b>6 dwellings</b>.</li> <li>• Hybrid Planning Permission (19/01639/FUL) granted for redevelopment of the Vicon Works Site on Milton Drive to a supermarket and care facility. The supermarket was completed but the care facility subsequently lapsed. The site included formation of C2 care home facilities, as such the ratio applied to communal accommodation is applied consistent with the Housing Delivery Test. This ratio is based on the national average number of adults in all households, with a ratio of 1.8. <math>70/1.8 = 39</math> <b>dwellings</b>.</li> </ul>
Much Wenlock	<ul style="list-style-type: none"> <li>• MUW001 is identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>17 dwellings</b>.</li> </ul>
Oswestry	<ul style="list-style-type: none"> <li>• OSW002 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>22 dwellings</b>.</li> <li>• OSW005 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>• OSW043 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>• OSW045 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> <li>• OSW051 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>10 dwellings</b>.</li> </ul>
Shifnal	<ul style="list-style-type: none"> <li>• SHF004 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> </ul>

Settlement	Known Significant Windfall Development Opportunities
	<ul style="list-style-type: none"> <li>• SHF016 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>12 dwellings</b>.</li> <li>• SHF021 identified as a potential windfall opportunity within the Site Assessment process. Planning Permission (23/02771/FUL) subsequently granted in November 2023 for <b>6 dwellings</b>.</li> <li>• SHF027 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>7 dwellings</b>.</li> <li>• SHF028 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>5 dwellings</b>.</li> </ul>
Shrewsbury	<ul style="list-style-type: none"> <li>• SHR011 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>15 dwellings</b>.</li> <li>• SHR014 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>14 dwellings</b>.</li> <li>• SHR015 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>30 dwellings</b>.</li> <li>• SHR165 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>10 dwellings</b>.</li> <li>• Part of site SHR178 was identified as a potential windfall opportunity within the Site Assessment process. Planning Permission (20/05217/FUL) granted in May 2023 for <b>26 affordable dwellings</b>.</li> <li>• SHR211 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>9 dwellings</b>.</li> <li>• Site SHR217 was initially identified as a potential windfall site within the SLAA, although it was later understood to be unavailable for residential development within the wider site assessment process. Subsequently Full Planning Permission (22/03877/FUL) was granted in August 2023 for a mixed-use development on part of the site, including an 80 bedroom care home. The site includes the formation of C2 care home facilities, as such the ratio applied to communal accommodation is applied consistent with the Housing Delivery Test. This ratio is based on the national average number of adults in all households, with a ratio of 1.8. <math>80/1.8 = 44</math> <b>dwellings</b>.</li> <li>• Planning Permission (23/01592/FUL) granted in June 2023 for conversion of upper floors of No 12&amp;13 Mardol Head <b>8 apartments</b>.</li> <li>• Prior Approval (23/01889/PA3MA) received in June 2023 for conversion of upper floors of Talbot House on Market Street to <b>13 apartments</b>.</li> <li>• Planning Permission (23/03503/FUL) granted in November 2023 for conversion of the Former HSS Hire Shop on St Michaels Street to <b>8 apartments</b>.</li> <li>• Planning Permission (23/03843/FUL) granted in February 2024 for a <b>78 dwelling</b> affordable housing scheme (68 extra-care apartments and 10 bungalows) following demolition of William Farr House on Mytton Oak Road.</li> </ul>

Settlement	Known Significant Windfall Development Opportunities
	<ul style="list-style-type: none"> <li>• Planning Application for a <b>14 dwelling</b> affordable housing scheme at Sandhurst Meadows currently being 'worked up'.</li> <li>• Planning Application for a <b>5 dwelling</b> affordable housing scheme replacing 2 existing dwellings, at Weston Court, Featherbed Lane currently being 'worked up'.</li> <li>• Planning Permission (17/02809/OUT) granted for redevelopment of the Former HM Prison Shrewsbury on The Dana. Part of the scheme was subject to Reserved Matters Approval and implemented and other parts were superseded by a commercial use. However a portion of the site is retained for redevelopment. It is considered that this component of the site has capacity for around <b>40 dwellings</b>.</li> <li>• Planning Permission (18/03206/FUL) previously granted but subsequently lapsed for erection of <b>9 dwellings</b> on the Car Park at The Dana.</li> <li>• Planning Permission (13/00022/OUT) previously granted but subsequently lapsed for erection of <b>10 dwellings</b> on land at 66 Spring Gardens.</li> <li>• Planning Permission (14/04383/FUL) previously granted but subsequently lapsed for conversion of office space and an extension to form <b>50 dwellings</b> at Princess House, The Square.</li> <li>• Planning Permission (14/01530/REM) previously granted but subsequently lapsed for redevelopment for <b>6 dwellings</b> at 67 Aston Street.</li> <li>• Shropshire Council is progressing the Smithfield Riverside masterplan which entails regeneration of the area between The Darwin Shopping Centre and the River Severn in Shrewsbury town centre. Planning Application (23/05402/FUL) currently pending consideration for enabling works, which will be facilitated by around £19million of Levelling Up Funding awarded to the project by the Government. Redevelopment would result in formation of a new council headquarters, hotels, restaurants, a transport hub, offices and up to <b>270 dwellings</b>. Due to the complexity of this scheme, the extent of enabling works, and associated lead-in timescales, it may be that some of this delivery does not occur until beyond the proposed plan period.</li> </ul>
Wem	<ul style="list-style-type: none"> <li>• WEM018 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>38 dwellings</b>.</li> <li>• Full Planning Permission (23/00059/FUL) granted in April 2023 for part redevelopment of the Old Post Office and Buildings to Rear of No 25 High Street to form an additional <b>7 dwellings</b>.</li> </ul>
Whitchurch	<ul style="list-style-type: none"> <li>• WHT005 identified as a potential windfall opportunity within the Site Assessment process. It is considered this site would have capacity for around <b>9 dwellings</b>.</li> <li>• Full Planning Permission (23/01684/FUL) granted in October 2023 for conversion of a former doctors surgery at No29 Dodington into <b>5 apartments</b>.</li> </ul>
Clive Barracks, Tern Hill	<ul style="list-style-type: none"> <li>• No known significant windfall opportunities identified.</li> </ul>

Settlement	Known Significant Windfall Development Opportunities
Former Ironbridge Power Station	<ul style="list-style-type: none"> <li>Outline Planning Permission (19/05560/OUT) granted in September 2022 which allows for 1,000 dwellings and a retirement village (viability assessment work assumes <b>75 dwellings</b>). Planning Permission therefore exceeds the approximate site provision figure of 1,000 dwellings in the draft Shropshire Local Plan.</li> </ul>

*Please Note:*

*-Potential windfall development opportunities identified are limited to those considered consistent with the content of the draft Shropshire Local Plan.*

*-Not all potential windfall development opportunities identified will necessarily come forward, but this list is limited to opportunities considered deliverable/developable within the proposed plan period.*

*-Inclusion of potential windfall development opportunities in this analysis is without prejudice to the ongoing examination of the draft Shropshire Local Plan and any future Planning Application process.*

*Likelihood of further windfall opportunities arising within Strategic, Principal, Key Centres and/or Strategic Settlements*

8.79. Table 8.6 summarises the windfall completions that have occurred in each of the Strategic, Principal and Key Centres over the last 5 and 10 years. It also identifies total completions over these same periods and the proportion of total completions that occurred on windfall sites.

**Table 8.6: Completions on Windfall Sites in Strategic, Principal and Key Centres: Last 5 and 10 Years**

Settlement	Last 5 Years			Last 10 Years		
	Windfall Site Completions 2018/19-2022/23	Total Completions 2018/19-2022/23	Proportion of Total Completions on Windfall Sites 2018/19-2022/23	Windfall Site Completions 2013/14-2022/23	Total Completions 2013/14-2022/23	Proportion of Total Completions on Windfall Sites 2013/14-2022/23
Albrighton	29	120	24.17%	51	152	33.55%
Bishops Castle	45	45	100.00%	63	71	88.73%
Bridgnorth	91	92	98.91%	311	315	98.73%
Broseley	89	89	100.00%	211	211	100.00%
Church Stretton	27	27	100.00%	107	107	100.00%
Cleobury Mortimer	28	49	57.14%	104	125	83.20%
Craven Arms	19	29	65.52%	27	62	43.55%
Ellesmere	113	124	91.13%	144	391	36.83%
Highley	28	59	47.46%	91	154	59.09%
Ludlow	132	252	52.38%	271	391	69.31%
Market Drayton	115	264	43.56%	233	396	58.84%
Much Wenlock	12	12	100.00%	66	66	100.00%
Oswestry	132	196	67.35%	309	534	57.87%
Shifnal	396	807	49.07%	725	1,410	51.42%
Shrewsbury	959	2,637	36.37%	2,262	4,917	46.00%
Wem	64	89	71.91%	222	277	80.14%
Whitchurch	139	202	68.81%	305	454	67.18%
<b>Total</b>	<b>2,418</b>	<b>5,093</b>	<b>47.48%</b>	<b>5,502</b>	<b>10,033</b>	<b>54.84%</b>

Please Note:

- The data in Table 8.6 relates only to completions on windfall sites and not other sources of additional dwellings that emerge in a settlement.
- The proposed Strategic Settlements do not have relevant past windfall completion data.

- 8.80. It is apparent from Table 8.6 that windfall development has constituted a significant component of development that has occurred in the Strategic, Principal and Key Centres over the past 5 and 10 years.
- 8.81. Whilst it is recognised that windfall development rates in a settlement can be subject to change, particularly where influenced by a large development opportunity that occurred and may not arise again in the future, this data:
- a. Provides significant confidence regarding the ability to achieve windfall allowances associated with proposed settlement guidelines.
  - b. Indicates that a number of Strategic, Principal and Key Centres have potential to accommodate additional windfall development, through appropriate amendments to settlement guidelines within the draft Shropshire Local Plan.

*Other relevant factors*

- 8.82. There are a range of other relevant factors which need to be considered. One consideration is the characteristics of a settlement. A settlement's character is likely to influence the potential for small-scale windfall development opportunities and the potential for larger scale windfall redevelopment opportunities. The Market Town Profiles (EV073.01-EV073.17) provide succinct summaries of each of the Strategic, Principal and Key Centres, demonstrating the unique character of each settlement.
- 8.83. The categorisation of settlements within the draft Shropshire Local Plan recognises this diversity, and provide an indicator of potential for windfall development. Larger settlements, with greater levels of services and facilities and associated built form generally generate greater potential for windfall development.
- 8.84. Another consideration is the presence of significant known constraints that may or may not limit their potential to accommodate additional windfall development. For instance:
- a. Albrighton and Shifnal are inset within the Green Belt
  - b. Church Stretton is located within the Shropshire Hills National Landscape (formerly known as the Area of Outstanding Natural Beauty (AONB)).
- 8.85. It is also important to recognise that for Broseley, Bishop's Castle and Cleobury Mortimer, the proposed settlement strategy is linked to the production of a Neighbourhood Plan. Neighbourhood Plans have subsequently been 'made' in both Broseley and Cleobury Mortimer and the examination is ongoing for the Bishop's Castle

Neighbourhood Plan. As such, it may not be appropriate to amend proposed settlement strategies and associated windfall allowances in these locations, other than to reflect additional windfall development which has happened to date.

- 8.86. Other Neighbourhood Plans are currently in production and seeking to align with the proposals of the draft Shropshire Local Plan, including at Church Stretton, and Tasley (near Bridgnorth).
- 8.87. It should also be noted that Neighbourhood Plans have also been 'made' in both Much Wenlock (where a review of the Plan has recently commenced) and Shifnal. These Neighbourhood Plans cover the period to 2026 (consistent with the adopted Development Plan), and therefore there was a need for the Council to plan effectively for a further 12 years to the end of the proposed plan period to 2038. In these cases, the Shropshire Local Plan provides a development strategy for these areas.

***Proposed Amendments to Settlement Guidelines and Associated Windfall Allowances***

- 8.88. In summary, the following factors have been considered in determining the most appropriate settlements to accommodate an uplift to their settlement guidelines and associated windfall allowance:
- a. Remaining windfall allowances in Strategic, Principal, Key Centres and/or Strategic Settlements as at the 1<sup>st</sup> April 2023.
  - b. Known potential windfall opportunities within Strategic, Principal, Key Centres and/or Strategic Settlements.
  - c. Likelihood of further windfall opportunities arising within Strategic, Principal, Key Centres and/or Strategic Settlements, based on past trends.
  - d. Other relevant factors.

8.89. Table 8.7 shows the Council's conclusions.

***Table 8.7: Proposed Amendments to Settlement Guidelines and Associated Windfall Allowances to Accommodate the Proposed Uplift to the Housing Requirement***

<b>Settlement</b>	<b>Submission Draft Local Plan Proposed Guideline (2016-2038)</b>	<b>Proposed Uplift</b>	<b>Updated Draft Local Plan Proposed Guideline (2016-2038)</b>	<b>Submission Draft Windfall Allowance (at 31st March 2023)</b>	<b>Updated Proposed Windfall Allowance (at 31st March 2023)</b>
Shrewsbury	8,625	350	8,975	-81	269
Whitchurch	1,600	75	1,675	-55	20
Former Ironbridge Power Station	1,000	75	1,075	-75	0

***Reasons for Proposed Amendments to Settlement Guidelines and Associated Windfall Allowances to Accommodate the Proposed Uplift to the Housing Requirement***

- 8.90. Key considerations that informed this decision included:
- a. It is considered proposed increases to settlement guidelines and associated windfall allowances at Shrewsbury, Whitchurch and the Former Ironbridge Power Station are complementary to and support the proposed vision and spatial strategy within the draft Shropshire Local Plan – particularly the principle of **urban focus**.
  - b. It is considered proposed increases to settlement guidelines and associated windfall allowances at Shrewsbury, Whitchurch and the Former Ironbridge Power Station are **feasible and deliverable** within the proposed plan period.
  - c. **Outline Planning Permission** (19/05560/OUT) was granted for redevelopment of the Former Ironbridge Power Station in September 2022. This consent allows for **1,000 dwellings and a retirement village** (viability assessment work assumes 75 dwellings in the retirement village). This exceeds the settlement guideline proposed within the draft Shropshire Local Plan.
  - d. Within the settlements of Shrewsbury and Whitchurch, completions already achieved in the proposed plan period (2016/17-2022/23) and commitments at 31<sup>st</sup> March 2023 **exceed the proposed housing guideline**.
  - e. There is currently **no planned capacity** for further windfall development at Shrewsbury or Whitchurch despite 15 years remaining within the proposed plan period.
  - f. There are significant known potential windfall opportunities at Shrewsbury, this includes around 180 dwellings granted planning permission since the 31<sup>st</sup> March 2023; and further opportunities for residential provision within the town centre.
  - g. Past windfall completion trends in Shrewsbury and Whitchurch provide significant confidence about potential to accommodate proposed increases to settlement guidelines and associated windfall allowances.
  - h. The characteristics of Shrewsbury and Whitchurch provide significant confidence about potential to accommodate proposed increases to settlement guideline and associated windfall allowances.
  - i. Whilst other Strategic, Principal, Key Centres and/or Strategic Settlements could potentially accommodate proposed uplifts to settlement guidelines and associated windfall allowances, it is considered proposals for Shrewsbury, Whitchurch and the Former Ironbridge Power Station positively respond to available

information regarding remaining windfall allowances (at 1<sup>st</sup> April 2023); known potential windfall opportunities; past trends on windfall provision; and other relevant information.

- 8.91. In conclusion, having considered available evidence when applying planning judgement, it is considered appropriate settlements within which to increase settlement guidelines and windfall allowances to accommodate the proposed uplift to the housing requirement are:

- a. Shrewsbury (Strategic Centre): 350 dwelling increase to the proposed housing guideline to some **8,975 dwellings** between 2016 and 2038.
- b. Whitchurch (Principal Centre): 75 dwelling increase to the proposed housing guideline to some **1,675 dwellings** between 2016 and 2038.
- c. Former Ironbridge Power Station (Strategic Settlement): 75 dwelling increase to the proposed housing guideline to some **1,075 dwellings** between 2016 and 2038.

***Implications of the Proposed Amendments to Settlement Guidelines and Associated Windfall Allowances to Accommodate the Proposed Uplift to the Housing Requirement***

- 8.92. Main modifications would be required to the draft Shropshire Local Plan to reflect these proposed changes – including to draft Policy SP2 and its supporting text; draft Policy S16.1 and its supporting text; draft Policy S18.1 and its supporting text; draft Policy S20; Appendix 5; and Appendix 7.

## **9. Accommodating the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country**

### ***Introduction***

- 9.1. Paragraph 21 of ID28 specified 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.
- 9.2. 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.*"
- 9.3. As the proposed housing requirement includes a proposed contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country, there is a need to identify appropriate site or sites to accommodate this proposed contribution.

### ***Options to Accommodate the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country***

- 9.4. To inform identification of the site or sites to accommodate the proposed contribution of 1,500 dwellings towards unmet housing needs forecast to arise within the Black Country, Shropshire Council has undertaken updated additional SA and site assessment work.
- 9.5. First, an appropriate geography within which reasonable options for sites to accommodate the proposed contribution to the unmet housing need forecast to arise within the Black Country may be located, was identified. 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.
- 9.6. In summary, this assessment concluded that reasonable options for sites to accommodate the proposed contributions to unmet housing need forecast to arise within the Black Country are in the east and central parts of Shropshire at the larger settlements where housing growth is proposed, and potential strategic settlements/sites.

9.7. Following identification of this reasonable assessment geography, the Council re-assessed **all available sites within it** through the updated additional SA site assessment. This re-assessment was informed by:

- a. The continued use of the stage 1 assessment, which involved a high-level strategic assessment of sites across Shropshire, with more detailed assessment undertaken in later stages of the process.
- b. A targeted update to stage 2a of the site assessment process in order to allow for comparison of **all sites within the relevant assessment geography** identified.
- c. The continued use of the stage 2b filters<sup>8</sup>, which were considered suitable in the context both the consideration of sites to accommodate the needs and objectives of Shropshire and the needs of the Black Country.
- d. The update of the stage 3 site assessment process, considering **all sites within the relevant assessment geography that proceeded to stage 3 of the site assessment process**, both within the Green Belt and non-Green Belt sites, and not just those sites that are proposed for allocation within the draft Shropshire Local Plan. This assessment also explicitly considered the outcome of the Green Belt assessment and review and specifically assessed the relationship of sites with the Black Country.

9.8. This process therefore involved assessment of around 450 sites as part of the targeted update to Stage 2a and around 230 sites at Stage 3, as potential locations to accommodate proposed contributions to unmet housing needs forecast to arise in the Black Country.

9.9. The scope and conclusions of this assessment work are explained within the updated additional SA and site assessment work.

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<sup>8</sup> The three filters applied in Stage 2b are:

a. Size: Sites were 'filtered out' of the site assessment process where they were less than a specified size (unless there was potential for allocation as part of a wider site). The site size 'filters' applied are 0.2ha in Community Hubs and Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills AONB, and 0.5ha for other Strategic/Principal/Key Centres. No other filters on size were applied.

b. Availability: Sites were 'filtered out' of the site assessment process where there remained uncertainty about whether the site is available for relevant forms of development, despite best efforts to ascertain site availability.

Strategic Suitability: Sites were 'filtered out' of the site assessment process where they were identified as being subject to a significant physical, heritage and/or environmental constraint (identified within the Strategic Land Availability Assessment). These constraints are such that it was considered they were unsuitable for development.

-Significant physical constraints include where the site is landlocked (cannot be accessed); some distance from the built form (unless it could represent a potential strategic site); or the majority of the site is in flood zones 2/3, an identified open space, or has a severely adverse topography.

-Significant environmental/heritage constraints include where the majority of the site has been identified as a heritage or natural environment asset.

***Sites Proposed to Accommodate the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country***

- 9.10. Through the updated SA site assessment process, a series of sites have been identified to accommodate the proposed contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country. These sites and the quantity of the proposed contribution it is proposed they accommodate are:
- a. BRD030 - Tasley Garden Village, Bridgnorth: 600 dwellings.
  - b. SHR060, SHR158 & SHR161 - Land between Mytton Oak Road and Hanwood Road, Shrewsbury: 300 dwellings.
  - c. IRN001 - Former Ironbridge Power Station: 600 dwellings.

***Reasoning: Sites Proposed to Accommodate Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country***

- 9.11. The updated additional SA assessment summarises the conclusions of this assessment work, including the reasons these sites are proposed to accommodate the proposed contribution to the unmet housing need forecast to arise in the Black Country. A brief summary of these reasons is documented within Table 9.1.

**Table 9.1: Sites Identified to Accommodate the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country**

Site Reference	Site Name	Draft Policy	Total Capacity	Black Country Contribution	Summary
BR030 Page 1472	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). Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
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>

Site Reference	Site Name	Draft Policy	Total Capacity	Black Country Contribution	Summary
					<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). Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Page 1473</p> <p>IRN001</p>	Former Ironbridge Power Station	S20	<p>Range of local services and facilities</p> <p>Around 1,075 dwellings</p> <p>Around 6ha of employment land</p> <p>Extensive green infrastructure</p>	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). Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>

***Implications of the Proposed Sites Identified to Accommodate the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country***

- 9.12. The submission version of the draft Shropshire Local Plan included a proposed contribution of 1,500 dwellings to the Black Country, but proposed that this would be achieved through the spatial strategy for the level and distribution of development across Shropshire.
- 9.13. In responding to the Inspector’s Interim Findings (ID28) and to ensure the effectiveness of the draft Shropshire Local Plan, specific sites have been identified to accommodate this proposed contribution to the unmet housing need forecast to arise in the Black Country.
- 9.14. Main modifications will be required to the draft Shropshire Local Plan to reflect this proposed change – including to draft Policy SP2 and its supporting text; draft Policy S3.1 and its supporting text; draft Policy S16.1 and its supporting text; and draft Policy S20 and its supporting text.

## 10. Housing Land Supply

- 10.1. This latest assessment of housing land supply, both over the next five year period and over the proposed plan period, is summarised within the **Five Year Housing Land Supply Statement (2023) - Draft Shropshire Local Plan**.
- 10.2. With regard to the five year period from 2023/24-2027/28, the assessment concludes a **6.86 years' supply of deliverable housing land is available**.
- 10.3. With regard to the proposed plan period from 2016-2038, the assessment concludes that given completions of 11,761 dwellings between 2016/17 and 2022/23, **sufficient deliverable or developable housing land is available to deliver 34,874 dwellings over the proposed plan period**.
- 10.4. This identified housing land supply is therefore sufficient to **achieve the proposed housing requirement of a minimum of 31,300 dwellings** and allow for **around 10% flexibility** in the overall housing land supply.
- 10.5. The identified housing land supply is summarised within Table 10.1.

**Table 10.1: Housing Land Supply across the Proposed Plan Period**

Category	Housing Land Supply				
	Complete	Years 1-5	Years 6-10	Years 11-15	Total
(A) Completions (2016/17-2022/23):	11,761	N/A	N/A	N/A	<b>11,761</b>
(B) Dwellings on sites with Planning Permission*	N/A	5,958	1,428	628	<b>8,009</b>
(C) Dwellings on sites with Prior Approval*	N/A	72	7	1	<b>80</b>
(D) Dwellings on selected sites with a 'resolution to grant'* Planning Permission	N/A	10	1	0	<b>11</b>
(E) Dwellings on 'saved' site allocations*	N/A	1,274	1,478	510	<b>3,262</b>
(F) Dwellings proposed for allocation within the Draft Shropshire Local Plan *	N/A	1,491	3,294	2,145	<b>6,930</b>
(G) Dwellings on SLAA sites*	N/A	111	379	132	<b>622</b>
(H) Dwellings on emerging affordable housing sites*	N/A	247	25	2	<b>274</b>
(I) Dwellings on lapsed Planning Permissions*	N/A	0	302	30	<b>332</b>
(J) Dwellings on windfall sites**	N/A	598	1,495	1,495	<b>3,588</b>
<b>Total: (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I) + (J)</b>	<b>11,761</b>	<b>9,761</b>	<b>8,409</b>	<b>4,943</b>	<b>34,874</b>

\*An assumption that 10% of deliverable dwellings on sites with Planning Permission; Prior Approval; 'resolution to grant' Planning Permission; 'saved' site allocations within the adopted Local Plan; proposed allocation within the draft Local Plan; identified within the SLAA; and identified as an Emerging Affordable Housing Site will not be delivered in each five year period has been applied to figures in this table.

\*\*Based on historic delivery rates and expected future trends.

- 10.6. The spatial distribution of this supply is summarised within Table 10.2 which addresses the Strategic, Principal and Key Centres and Strategic Settlements, Table 10.3 which addresses Community Hubs, and Table 10.4 which addresses Community Clusters and the wider rural area.
- 10.7. 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. Furthermore, the windfall allowance within the housing land supply is not identified to specific locations, rather it is across the entirety of the Shropshire geography.
- 10.8. Ultimately, it is considered 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, including the proposed 500 dwelling uplift.

**Table 10.2: Residential Guidelines and Residential Supply within the Strategic Centre, Principal Centres and Key Centres and Strategic Settlements**

Settlement	Type of Settlement	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance** (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 <sup>st</sup> March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Albrighton	Key Centre	500	140	76	83	180	21
Bishops Castle	Key Centre	150	50	25	40	0	35
Bridgnorth	Principal Centre	1,800	132	61	550	1,050	7
Broseley	Key Centre	250	174	73	20*	0	0
Church Stretton	Key Centre	200	39	77	0	0	84
Cleobury Mortimer	Key Centre	200	56	24	125*	0	0
Craven Arms	Key Centre	500	61	28	325	0	86
Ellesmere	Key Centre	800	188	232	250	0	130
Hughley	Key Centre	250	131	10	0	100	9
Ludlow	Principal Centre	1,000	339	585	0	19	57
Market Drayton	Principal Centre	1,200	307	334	64	435	60
Much Wenlock	Key Centre	200	43	30	0	120	7
Oswestry	Principal Centre	1,900	437	818	343	240	62
Shifnal	Key Centre	1,500	1,186	16	0	230	68
Shrewsbury	Strategic Centre	8,975	3,891	1,938	467	2,410	269
Wem	Key Centre	600	188	108	0	210	94
Whitchurch	Principal Centre	1,675	368	276	561	450	20
Clive Barracks, Tern Hill***	Strategic Settlement	350	0	0	0	350	0
Former Ironbridge Power Station	Strategic Settlement	1,075	0	1,075	0	0	0
<b>Total:</b>		<b>23,125</b>	<b>7,730</b>	<b>5,786</b>	<b>2,683</b>	<b>5,794</b>	<b>1,009</b>

\*Includes Neighbourhood Plan Allocations.

\*\*Windfall allowance to achieve proposed residential development guidelines. Cannot be less than 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.

**Table 10.3: Residential Guidelines and Residential Supply within Community Hubs**

Settlement	Place Plan Area	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance* (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 <sup>st</sup> March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
Cosford/Donington	Albrighton	0	0	0	0	0	0
Bucknell	Bishop's Castle	110	6	7	70	20	7
Chirbury	Bishop's Castle	45	0	0	40	14	0
Clun	Bishop's Castle	95	5	2	60	20	8
Worthen and Brockton	Bishop's Castle	55	3	4	0	45	3
Alveley	Bridgnorth	130	40	7	0	70	13
Dison Priors	Bridgnorth	65	24	2	0	40	0
Dugston Heath	Ellesmere	60	13	20	0	0	27
Burford	Ludlow	190	35	3	0	140	12
Clee Hill	Ludlow	75	52	3	0	20	0
Hinckley	Market Drayton	155	105	2	0	35	13
Hodnet	Market Drayton	105	5	62	0	40	0
Woore, Irelands Cross and Pipe Gate	Market Drayton	88	39	23	0	0	26
Minsterley	Minsterley and Pontesbury	155	96	28	14	20	0
Pontesbury	Minsterley and Pontesbury	175	127	70	0	2	0
Cressage	Much Wenlock	80	8	1	0	62	9
Gobowen	Oswestry	360	114	115	90	25	16
Kinnerley	Oswestry	60	21	18	0	0	21
Knockin	Oswestry	55	22	3	0	25	5
Llanymynech	Oswestry	125	41	0	32	50	2
Pant	Oswestry	50	14	3	0	25	8
Ruyton XI Towns	Oswestry	125	19	7	0	65	34

Settlement	Place Plan Area	Draft Local Plan Proposed Guideline (2016-2038)	Completions (2016/17 to 2022/23)	Commitments			Windfall Allowance* (as at 31st March 2023)
				Sites with Planning Permission or Prior Approval (as at the 31 <sup>st</sup> March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)	
St Martins	Oswestry	355	161	102	0	60	32
Trefonen	Oswestry	35	6	0	0	0	29
West Felton	Oswestry	130	65	-22	0	60	27
Weston Rhyn	Oswestry	155	28	45	0	100	0
Whittington	Oswestry	200	92	35	0	70	3
Baschurch	Shrewsbury	360	212	120	0	55	0
Bayston Hill	Shrewsbury	200	34	30	0	100	36
Bicton	Shrewsbury	30	3	5	0	15	7
Bomere Heath	Shrewsbury	110	53	5	0	55	0
Cross Houses	Shrewsbury	90	85	0	0	0	5
Dorington	Shrewsbury	150	69	4	15	0	62
Ford	Shrewsbury	125	37	4	0	75	9
Halfwood	Shrewsbury	50	30	3	0	0	17
Longden	Shrewsbury	50	25	2	0	0	23
Nesscliffe	Shrewsbury	115	90	22	0	0	3
Clive	Wem	30	0	2	0	20	8
Hadnall	Wem	125	73	0	0	40	12
Shawbury	Wem	150	78	7	0	80	0
Prees	Whitchurch	170	32	61	62	35	0
<b>Total:</b>		<b>4,988</b>	<b>1,962</b>	<b>805</b>	<b>383</b>	<b>1,483</b>	<b>477</b>

\*Windfall allowance to achieve proposed residential development guidelines. Cannot be less than 0.

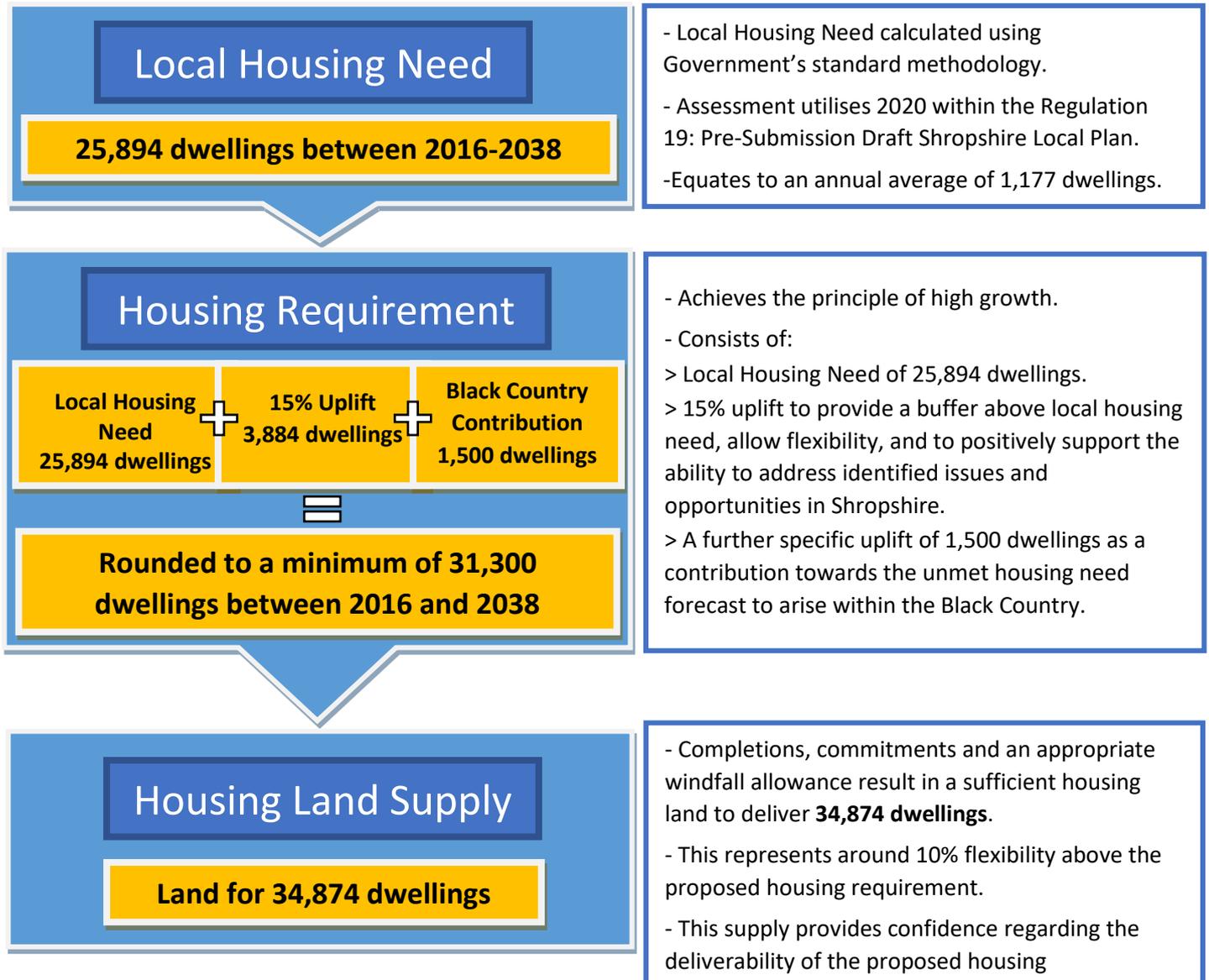
**Table 10.4: Residential Supply within Community Clusters and the Wider Rural Area**

Geography	Completions (2016/17 - 2022/23)	Commitments		
		Sites with Planning Permission or Prior Approval (as at the 31 <sup>st</sup> March 2023)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2023)	Proposed Allocations without Planning Permission (as at 31st March 2023)
Community Cluster	478	279	90	0
Wider Rural Area	1,591	1,285	17	0
<b>Total:</b>	<b>2,069</b>	<b>1,506</b>	<b>107</b>	<b>0</b>

## 11. Summary: Housing Need, Requirement and Supply

11.1. Figure 11.1 provides a summary of local housing need, the components of the proposed housing requirement, and the identified housing land supply:

**Figure 11.1: Overarching Summary of the Identified Local Housing Need, Proposed Housing Requirement and Identified Housing Land Supply**



## 12. Employment Land Need

- 12.1. 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]
- 12.2. Shropshire Council's early forecasting of jobs growth in 2016, provided by Oxford Economics, was considered to underestimate Shropshire's economic performance. This early forecasting subsequently informed the commission for the Economic Development Needs Assessment (EDNA) (EV042) in 2020. The EDNA identifies five potential growth scenarios including 'labour supply' from new housing delivery and an Economic Baseline Forecast (Experian 2020 base date) for 'labour demand' from the anticipated jobs growth.
- 12.3. The EDNA assessed 'labour supply' need to be 140.9 hectares to balance the housing need in the Government's Standard Methodology. The EDNA assessed 'labour demand' need from forecast investment and business growth to be 161.9ha.
- 12.4. These assessments of the employment land needs in the County were lower than anticipated from past trends in Shropshire. This reflected an assumption in the EDNA that in Shropshire, employment land would be built at the market standard 40% density per site (gross to net). The Employment Topic Paper (EV112 in paragraphs 5.24 to 5.36) used county wide trend data to adjust this density assumption to 26% based on the recorded delivery of employment land to 2020 in the Shropshire Authority Monitoring Report (EV012).
- 12.5. This use of local evidence to increase the accuracy of forecasted data is supported in the NPPG<sup>9</sup>. The EDNA (EV043 in paragraph 9.8) also advocated this approach, stating: *'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]'*.

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<sup>9</sup> NPPG Paragraph: 025 Reference ID: 2a-025-20190220

- 12.6. The Employment Topic Paper (EV112) therefore concluded The 'labour supply' need scenario therefore increased to 217ha, and the 'labour demand' need scenario increased to 250ha.
- 12.7. The baseline employment land need for the Plan should consider the baseline jobs growth forecast from the performance of the local economy. The 'labour demand' jobs growth need provides this data which identifies an adjusted baseline employment land need for 250ha at an annual rate of 11.5ha/yr.
- 12.8. The baseline employment land need of 250ha therefore provides the basis for identifying reasonable employment land options to help determine the appropriate employment land requirement for the draft Shropshire Local Plan. This baseline need does not include any contribution towards unmet employment land needs in the Black Country.

### **13. Unmet Employment Land Need Forecast to Arise in the Black Country**

13.1. Shropshire Council has undertaken extensive duty to cooperate discussions with the Black Country Authorities regarding employment land issues. Through these discussions and associated processes, it is understood that an unmet employment land need is forecast to arise in the Black Country. It was also established that it may be appropriate for a contribution to this forecast unmet employment land need to be accommodated in Shropshire.

#### ***Reasonable Options for Any Contribution to Unmet Employment Land Need Forecast to Arise in the Black Country***

13.2. Within the updated additional SA assessment work, two reasonable options for any contribution to unmet employment land need forecast to arise in the Black Country were identified. These were:

- a. **Option 1:** No contribution towards the unmet employment land need forecast to arise within the Black Country.
- b. **Option 2:** Contribution of 30 hectares towards the unmet employment land need forecast to arise within the Black Country.

13.3. The updated additional SA Assessment work is an important consideration in the planning judgement about which option to include in the draft Shropshire Local Plan to address the unmet employment land need in the Black Country. This planning judgement considered a range of other evidence or factors.

13.4. The key evidence or factors considered in the planning judgement included:

- a. The updated additional SA assessment of options to contribute to unmet employment land need in the Black Country.
- b. The extensive duty to cooperate process undertaken between Shropshire Council and the Black Country Authorities.
- c. The various factors considered in the Employment Topic Paper (GC4n) to determine:
  - i. the extent of the relationship between Shropshire and the Black Country and
  - ii. whether it is appropriate to make a contribution in Shropshire towards unmet employment land need in the Black Country;
- d. Agreements in the Statement of Common Ground between Shropshire Council and the Black Country Authorities (EV041).

- 13.5. In conclusion, it is considered **Option 2**: contribution of 30 hectares towards the unmet employment land need in the Black Country is the most appropriate because Option 2:
- a. Positively responds to the relationship between Shropshire and the Black Country – geographic, infrastructure links, and commuting patterns.
  - b. Delivers an appropriate contribution to the unmet employment land need in the Black Country and supports growth across the west of the region by:
    - i. Accommodating investment and business growth on new strategic employment land;
    - ii. Providing employment opportunities for the growing labour force;
    - iii. Improving the functional relationship and sustainability of Shropshire and the Black Country Authorities.
  - c. Presents an opportunity to achieve positive impacts against a range of identified sustainability objectives in particular:
    - i. To achieve a strongly positive effect on SA objective 2: to encourage a strong and sustainable economy throughout Shropshire.
  - d. Whilst posing potential negative impacts against other sustainability objectives, it is considered that mitigation can reduce these impacts including:
    - i. Consideration of the interplay between this contribution and the total level of development proposed in Shropshire; and
    - ii. The strategic scale and distribution of site allocations proposed in the draft Local Plan.
  - e. Positively responds to the Duty to Cooperate process and signed Statement of Common Ground between Shropshire Council and the Black Country Authorities.
  - f. Conversely, Option 1: No Contribution would result in no contribution to the unmet employment land need in the Black Country which would not support the ability to meet the need for employment beyond the Shropshire area.
- 13.6. **However, it is also considered that any decision on this matter is ultimately most appropriately considered in the context of reasonable options for the employment land requirement.**

## 14. Employment Land Requirement

### *Reasonable Employment Land Requirement Options*

- 14.1. The initial direction for the employment land requirement for the draft Shropshire Local Plan came from the Issues and Strategic Options Consultation. This set out three broad growth options for Productivity Growth, Significant Growth and High Growth to help define the employment land requirement to 2038.
- 14.2. In ID37, paragraph 5.8, it is noted that 'The original SA [SD006.01] did not ascribe land amounts to the different growth options it tested and so it is not as straightforward to compare as housing'. Although these Economic Growth Options were not quantified in the original SA, the anticipated scales of development for these options were indicated by the Council, as part of the proposed 20 year plan period at that time (the plan period was extended to 2038 in 2019):
- a. Issues and Strategic Options Consultation (January 2017) (EV003.01) identified Significant Growth to be **290ha, delivered over 20 years at a rate of 14.5ha/year.**
  - b. Scale and Distribution of Development Consultation (October 2017) (EV004.01) identified High Growth to be **300ha, delivered over 20 years at a rate of 15ha/year.**
  - c. Issues and Strategic Options Consultation (January 2017) identified Productivity Growth as a lower employment requirement which would provide more 'higher value' jobs. The expectation is this option would not require an percentage uplift in baseline need, and would therefore be around **249ha, delivered over 20 years at a rate of 12.45ha/year.**
- 14.3. It is recognised in ID37, paragraph 6.1, that comparing the original Economic Growth Options to contemporary employment land options, requires some reasonable adjustments to the original 2017 options, whilst maintaining their overarching approach to defining levels of growth. These adjustments recognise the:
- a. Extension of the Plan period from 20 years to 22 years at 2038;
  - b. Contribution of 30ha towards unmet employment land needs in the Black Country, formally agreed by Shropshire Council in December 2020 and agreed with the Black Country Authorities in July 2021 as part of the Statement of Common Ground (EV041);
  - c. Contemporary assessment of employment land need based on forecast jobs growth in the EDNA (EV043) published in 2020;
  - d. Application of percentage uplifts for employment land need to provide for growth options consistent with housing growth options.

### ***Extension to the Plan Period***

- 14.4. This adjustment was made after the initial Issues and Options consultation in 2017, and therefore needs to be reflected in this updated assessment of options. However, it is important to recognise that this adjustment was already reflected in the contemporary employment land scenarios in the EDNA which recognises the Plan period is now 22 years from 2016 to 2038, and which provides a more up to date baseline 'need' position for the full 22 year plan period.
- 14.5. When the Plan period was extended to 22 years, the scales of growth indicated in the Economic Growth Options (2017) were maintained at their previously proposed figures. This re-aligned the annual requirements in these growth options to the pattern of employment development in the County. This recognised that the baseline employment land need in Shropshire should be re-assessed in relation to changing economic circumstances since the previous need assessment was undertaken in 2012. These changing circumstances included: the County's economic experiences from the start of the millennium, the UK departure from the European Union and the Covid-19 downturn.

### ***Contemporary economic needs assessments of Shropshire***

- 14.6. The original growth options in the Consultation document EV003.01 (Issues and Strategic Options) provided three options for strategic economic growth - 'Productivity', 'Significant' and 'High' Growth - but did not ascribe a land requirement to each option. In response to ID37 and in particular paragraphs 5.3, 5.4, 5.7, 5.8, 6.1, 6.4 and 6.5, the Council have identified contemporary employment land options for: 'Productivity', 'Significant' and 'High' Growth which are consistent in principle with the economic growth options in EV003.01 after making the reasonable adjustments noted here.
- 14.7. The important consideration in determining these contemporary employment land options is that, like the housing options, the baseline position for employment land need has changed since 2017. The updated need assessment is an important component of these reasonable employment land options for this updated SA.
- 14.8. As described above, The needs assessment is now underpinned by the EDNA with adjustments made to plot rations detailed in the Employment Topic Paper (EV112). This contemporary evidence identifies the appropriate employment land need for Shropshire to be assessed in this updated SA.

**Percentage uplifts for employment land options consistent with housing options**

- 14.9. In ID37, paragraph 5.8 seeks to provide consistent advice on confirming the employment land options to the advice provided for the housing options. Further, in paragraph 5.8, the importance of aligning the employment growth with housing growth is recognised.
- 14.10. Whilst it is considered appropriate to maintain the 'productivity' growth option at 0% uplift to align with the original principle of this option in the 2017 Issues and Options document, it is considered appropriate to apply consistent percentage uplifts against the baseline need to the 'significant' growth and 'high' growth options as applied to the housing options, i.e. 10% uplift for 'significant' growth and 15% for 'high' growth.

Considerations	Productivity Growth	Significant Growth	High Growth
Contemporary Shropshire Employment Land Requirement Options	250	275	290
	11.5 ha/yr.	12.5 ha/yr.	13 ha/yr.
	0%	10%	15%

**Contribution to unmet need in the Black Country**

- 14.11. Shropshire Council intends to contribute 30ha towards unmet employment needs in the Black Country, as agreed through the Duty to Cooperate process. This contribution should be considered in each of the employment land growth options, and is set out below:

Considerations	Productivity Growth	Significant Growth	High Growth
Contemporary Shropshire Employment Land Requirement Options	250 hectares	275	290
	11.5 ha/yr.	12.5 ha/yr.	13 ha/yr.
	0%	10%	15%
Contemporary Shropshire & Black Country Employment Land Requirement Options	280 hectares	300	320
	12.75 ha/yr.	14 ha/yr.	14.5 ha/yr.
	0%	7%	14%

**Updated Reasonable Employment Land Requirement Options**

- 14.12. Using the methodology described above, the reasonable adjustments to the Economic Growth Options from the Issues and Strategic Options become three reasonable employment land requirement options, all with or without a contribution towards unmet needs in the Black Country which are shown in Table 14.1.

**Table 14.1: Reasonable Employment Land Options**

Option	Percentage Uplift Above Minimum Employment Land Need	30 hectare Black Country Contribution
<b>Employment Land Option 1a: Productivity Growth</b>	<b>No Uplift</b>	<b>No</b>
<p>This option represents the baseline employment land forecast over the 22-year plan period from 2016-2038. The baseline employment land forecast for Shropshire is identified in the Shropshire Economic Development Needs Assessment for 161.91 hectares and has been adjusted to 250 hectares to take account of the lower density of development in Shropshire. This option represents a <b>total minimum employment land requirement of 250 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 11.5 hectares/year.</b></p>		
<b>Employment Land Option 1b: Productivity Growth with Black Country Contribution</b>	<b>No Uplift</b>	<b>Yes</b>
<p>This option represents the adjusted baseline employment land forecast of 250 hectares which equates to an annual average of around 11.5 hectares/year over the 22-year plan period from 2016-2038. This option provides a further 30 hectare contribution to the Black Country Authorities which represents a <b>total minimum employment land requirement of 280 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 12.75 hectares/year.</b></p>		
<b>Employment Land Option 2a: Significant Growth</b>	<b>Uplift around 10%</b>	<b>No</b>
<p>This option represents a 10% uplift on the adjusted baseline employment land forecast of 250 hectares over the 22-year plan period from 2016-2038 (annual average 11.5 hectares/year). This option represents a <b>total minimum employment land requirement of 275 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 12.5 hectares/year.</b></p>		
<b>Employment Land Option 2b: Significant Growth with Black Country Contribution</b>	<b>Uplift around 10%</b>	<b>Yes</b>
<p>This option represents the adjusted baseline employment land forecast of 250 hectares (annual average 11.5 hectares/year) with a 10% uplift to 275 hectares at an annual average of 12.5 hectares/year over the 22 year period from 2016 to 2038. This option provides a further 30 hectare contribution to the Black Country Authorities which represents a <b>total minimum employment land requirement of 300 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 14 hectares/year.</b></p>		
<b>Employment Land Option 3a: High Growth</b>	<b>Uplift around 15%</b>	<b>No</b>
<p>This option represents a 15% uplift on the adjusted baseline employment land forecast of 250 hectares over the 22-year plan period from 2016-2038 (annual average 11.5 hectares/year). This option represents a <b>total minimum employment land requirement of 290 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 13 hectares/year.</b></p>		
<b>Employment Land Option 3b: High Growth with Black Country Contribution</b>	<b>Uplift around 15%</b>	<b>Yes</b>
<p>This option represents the adjusted baseline employment land forecast of 250 hectares (annual average 11.5 hectares/year) with a 15% uplift to 290 hectares at an annual average of 13 hectares/year over the 22 year period from 2016 to 2038. This option provides a further 30 hectare contribution to the Black Country Authorities which represents a <b>total minimum employment land requirement of 320 hectares over the 22 year period from 2016 to 2038 which gives an annual average of around 14.5 hectares/year.</b></p>		

### ***Identifying Proposed Employment Land Requirement***

- 14.13. The Council has reached a planning judgement to determine which employment land option should become the updated employment land requirement in the draft Shropshire Local Plan as required by the Examination process and in particular the Inspectors comments in ID28, ID36 and ID37.
- 14.14. An extensive range of information has informed this planning judgement including the:
- a. Economic spatial strategy objectives to:
    - i. Support an expanding business base to deliver an increasing range and type of investment and employment opportunities;
    - ii. Provide greater choice and competition for employment sites;
    - iii. Provide greater efficiency in the development of employment land;
    - iv. Modernise the commercial building stock and employment floorspace across the County;
    - v. Deliver a greater proportion of higher value employment;
    - vi. Provide a broader range of employment generating uses;
    - vii. Support the growth and diversification of our labour force;
    - viii. Deliver a 'step change' in the growth and productivity of the local economy;
  - b. Identification of key opportunities and challenges in Shropshire;
  - c. Formal agreement between Shropshire Council and the Black County Authorities, through ABCA, to make a 30ha contribution towards unmet employment land needs in the Black Country;
  - d. employment land needs and other conclusions reached in the EDNA;
  - e. Conclusion that the employment land requirement should be expressed as 'a minimum' rather than 'around';
  - f. 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;
  - g. Updated additional SA assessment of reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country;
  - h. Updated additional SA assessment work regarding reasonable employment land requirement options; and
  - i. Deliverability of the employment land requirement including matters set out in the Employment Topic papers (EV112/GC4n).

14.15. Dealing with each in turn:

### ***Economic Spatial Strategy***

14.16. The consultation responses that informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities which helped to inform the Economic Growth Strategy (2017).

14.17. The Economic Growth Strategy captured 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 the provision of housing, improving the communications and transport networks, support from the public sector and utilities providers and through the promotion of Shropshire as a good location for investment and enterprise.

14.18. The Economic Growth Strategy is recognised as the pathway for Shropshire to deliver qualitative improvements to the local economy through the Submission Local Plan. To achieve this objective, the employment land requirement should provide a sufficient scale of employment land, offer choice and competition for employment sites and premises and be realistic and deliverable in relation to the local plan evidence base.

14.19. The Economic Growth Strategy has subsequently been updated in 2022 after the submission of the Local Plan, but continues to provide a consistent overarching strategy by supporting key sectors to target new growth opportunities and to address labour skills gaps in order to improve the employability and upskilling of the workforce available to businesses in Shropshire.

### ***Opportunities and Challenges in Shropshire***

14.20. The Employment Strategy Topic Paper (GC4n in Economic Spatial Strategy paragraph 4.14) captures the material considerations for the economic spatial strategy including the delivery of:

- 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. **Supporting unmet needs in neighbouring areas** – to help address unmet needs within the appropriate scale of planned development to satisfy national policy especially to deliver sustainable development. Improvements in employment generation in centre, east and south of the County will improve Shropshire's economic profile, investment offer and potential to deliver economic growth and productivity improvements;

- c. **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;
- d. **Growth and diversification of labour force** - to balance new economic development and employment generation with the delivery of new housing and unmet needs for employment especially in urban centres, to help deliver a growing and diverse labour force and support improving rates of economic growth and productivity;
- e. **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;
- f. **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;
- g. **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;
- h. **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;
- i. **Modern 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.

***Purpose and Strategy for Co-operating with Unmet Need***

- 14.21. The two previous Employment Topic Papers prepared to support the Local Plan - (GC4n: Section 6 and EV112: section 7) explain that Shropshire Council recognises the need to counter the labour market effects of an ageing population along with the significant movement of older migrants into Shropshire.
- 14.22. The unmet employment needs in the four, centrally located Black Country Authorities would create a surplus supply of labour in the accessible and vibrant economic heart of the region. These unmet needs may potentially change the supply, availability and movement of labour from this combined population of over 1 million persons.

- 14.23. Shropshire's response seeks in time, to retain more of the resident working population of the County, by managing out-commuting, in order to drive its economic growth strategy. A key step towards this, is to reach a 'net commuting balance' by securing 'equilibrium' with in-commuting. Progress can be made towards this interim objective, by increasing the number of in-commuters entering Shropshire from neighbouring areas including the Black Country.
- 14.24. Whilst the Black Country has a shortfall in the availability of land for employment development. The significant demand for employment opportunities in the Black Country, combined with the proximity of Shropshire, and the connectivity between the two areas, contribute to the impacts of the unmet employment land need in the Black Country. Shropshire considers that helping to relieve these commuting pressures will have longer term benefits both for Shropshire and for the Black Country Authorities.
- 14.25. A further matter to be considered in this relationship, was addressed by the Examining Authority for the West Midlands Interchange (WMI) 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*".
- 14.26. In seeking to assist the Black Country Authorities with their unmet need, Shropshire still wishes to support their capacity to continue to meet their own labour needs. This objective meets the obligations in NPPF, paragraph 85 to "*allow each area to build on its strengths, counter any weaknesses and address the challenges of the future*".
- 14.27. To achieve this outcome, Shropshire is seeking to support unmet employment needs in the Black Country by influencing commuting patterns between Shropshire and the Black Country. This would be in addition to support for the migration of some labour to new housing in Shropshire. This means managing the scale of the contributions to the Black Country Authorities to the proposed 1,500 dwellings and 30ha of employment land, to effectively '*share*' an element of the Black Country labour pool.
- 14.28. This approach sought primarily to meet the duty to cooperate in satisfying unmet needs across the region and also to ensure each participating authority still has the resources to deliver effective planning strategies for their administrative areas.

### ***Employment Land Need and Options in the EDNA***

- 14.29. As described above, the conclusions of the EDNA, and the subsequent adjustment to likely plot ratios have provided the baseline employment land needs of the County to 2038
- 14.30. One of the intentions for the preferred employment land requirement is to respond effectively to paragraph 85 of the NPPF, where significant weight should be given to need to support economic growth and productively. To achieve this, it is necessary to meet the employment needs of the growing population and demand from those seeking employment in the County in response to forecast growth in the size and performance of the business base.

### ***Expression of the 'minimum' Employment Land Requirement***

- 14.31. Throughout the preparation of the draft 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.
- 14.32. 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.
- 14.33. 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.
- 14.34. 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 expressed as a definitive 'minimum' it would provide for both the achievement of the Shropshire need and for the delivery of development to meet the unmet need in the Black Country.
- 14.35. The assumption would follow that, the scale of development to be delivered would meet the requirement but may reasonably exceed this requirement where the functional relationship with the Black Country proved to be a strong influence on Shropshire.
- 14.36. This would be subject to the economic circumstances that prevailed through the Plan period. However, this approach is supported by Shropshire Council and the scale of employment development would be supported by the Shropshire Economic Growth Strategy.

### ***Consultation Responses and Identification of Opportunities***

- 14.37. The evidence base and consultation responses that informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities in Shropshire including:
- a. Promoting the County at national and regional levels to capture greater investment, support key growth sectors and deliver a 'high growth' strategy;
  - b. Delivering sustainable economic growth which increases the size and diversification of the business base and delivers improvements to economic performance and productivity;
  - c. Delivering an urban focused strategy to locate opportunities where investment is most likely to be delivered;
  - d. Delivering balanced, mixed use developments in key locations to manage travel patterns and promote sustainable travel options;
  - e. Providing a good range and choice of suitably located and deliverable employment land and premises with attractive and accessible strategic investment sites;
  - f. Improving the highway and public transport networks especially along the Strategic Corridors including the A49, A5, A458;
  - g. Delivering high quality education and training opportunities in further education (FE), higher education (HE) and vocational training;
  - h. Delivering good quality housing to meet the full range of housing needs supported by modern retail and leisure services.
- 14.38. 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).

### ***Updated additional SA assessment of reasonable options for any contribution to the unmet housing needs forecast to arise in the Black Country***

- 14.39. The updated additional SA assessment work has included a specific consideration of reasonable options for Shropshire making a contribution to the unmet employment land need forecast to arise in the Black Country.

- 14.40. The reasonable options identified were:
- a. **Option 1:** No contribution towards the unmet employment land need forecast to arise within the Black Country.
  - b. **Option 2:** Contribution of 30ha towards the unmet employment land need forecast to arise within the Black Country.
- 14.41. This SA assessment provides an important source of information to inform the planning judgement. This work considers the implications of making a contribution to unmet employment land need forecast to arise in the Black Country as part of the employment land requirement of the draft Shropshire Local Plan. This is contrasted with the implications of not making this contribution to support neighbouring unmet employment land needs.
- 14.42. This work assessed each option against the SA objectives and in this way informs judgements about their relative sustainability. It concluded that on balance, **Option 2:** Contribution of 30ha towards the unmet employment land need forecast to arise within the Black Country, is the most sustainable of the two options identified. Further detail on the outcomes of this updated additional SA assessment work is provided within the updated Additional SA Report.
- 14.43. The planning judgement exercise summarised within paragraphs 6.1-6.7 of this Topic Paper, also concluded that **Option 2:** Contribution of 30ha towards the unmet employment land need forecast to arise within the Black Country, was the most appropriate of these options.

***Updated additional SA assessment work regarding reasonable employment land requirement options***

- 14.44. The updated additional SA assessment work included assessment of the three reasonable options for the employment land requirement to meet the needs and demands of the Shropshire economy. Each of these three options then had a further proposed option to make an additional contribution of 30ha towards the unmet employment land need forecast to arise in the Black Country.
- 14.45. The updated additional SA assessment considered each of these options against the SA objectives (comprising 16 sustainability outcomes) for the assessment. This assessment work is an important source of information for the planning judgement about which reasonable employment land requirement options should provide the proposed employment land requirement for the Local Plan.
- 14.46. The updated additional SA assessment work concluded that the greater the level of employment land proposed within an option, the greater the likelihood of positive impacts on social and economic

sustainability outcomes. Conversely the greater the level of employment land proposed, the greater the potential for negative impacts on environmental factors. The purpose of the SA assessment is to explore the principle of sustainable development and to achieve an appropriate balance across all the three pillars for sustainability– for the social, economic, and environmental implications of development.

- 14.47. It is important to recognise that, the updated additional SA assessment work concluded that none of the options are likely to result in a strongly negative effect on any of the sustainability outcomes.
- 14.48. Further, it concluded that only one option is likely to result in strongly positive effects on any of the sustainability outcomes. This is Option 3b: High Growth Plus a 30 hectare contribution to the Black Country Authorities Unmet Employment Land Needs.
- 14.49. This is likely to result in a strongly positive effect in the short, medium and long term on SA objective 2: to encourage a strong and sustainable economy and also throughout the plan period, a strongly positive effect on SA objective 5: to encourage the use of sustainable means of transport.
- 14.50. The updated additional SA assessment work concluded that on balance, **Option 3b**: High Growth Plus a 30 hectare Contribution to the Black Country Authorities Unmet Employment Land Need represented the most sustainable of the reasonable options for the proposed 'minimum' employment land requirement. Further detail on the outcomes of this updated additional SA assessment work is provided within the Updated Additional SA Report.

### ***Deliverability***

- 14.51. 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.
- 14.52. 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. This occurred despite the anticipated effects of Brexit and the emergence of the coronavirus Covid-19. Indeed, since 2016, Shropshire has seen the average rate of development increase by +30% from 9.6ha each year to 12.5ha each year;
- d. This positive response in Shropshire to the recent economic circumstances, coincided with the publication of the first Shropshire Economic Growth Strategy (2017). The experience of the business community in Shropshire since 2016, supported by their partnership with the public sector, appears to be encouraging investment confidence;
- e. The evidence of recent, higher annual completions in Shropshire, would indicate the deliverability of a higher aspirational option for the employment land requirement.

### ***The Proposed Employment Land Requirement***

14.53. Shropshire Council considers **Option 3b** should provide the employment land requirement for the draft Shropshire Local Plan.

14.54. **Option 3b: High Growth PLUS 30ha contribution to Black Country Authorities Unmet Employment Land Need** represents 15% uplift on the forecast economic baseline need of 250ha over the 22 year period (annual average of 11.5ha/yr) plus a further 30ha uplift as a contribution toward forecast unmet employment land need in the Black Country.

14.55. The resultant proposed employment land requirement is 320ha over the proposed plan period from 2016 – 2038. This equates to an annual average of around 14.5ha/yr.

### ***Reasons for the Proposed Employment Land Requirement***

14.56. Key considerations included:

- a. The level of employment land associated with Option 3b is sufficient to meet the employment land need for the forecast baseline economic growth (2020 base date), whilst providing a significant buffer above this local need. This provides significant confidence that the level of need will be achieved and allows sufficient flexibility to respond to changes to need and to market demands over the proposed plan period.
- b. The level of employment development associated with Option 3b is sufficient to allow for **a significant positive contribution** to the

various identified **opportunities and challenges in Shropshire** (when considered in the context of specific policies to positively influence the location, type, size, quality and choice of employment sites and premises in Shropshire).

- c. The level of employment development associated with Option 3b **achieves the principle of and will deliver High Growth**, which underpins the level of growth proposed within the spatial strategy of the draft Shropshire Local Plan.
  - i. This option more than meets the evidenced employment land need with flexibility to provide significant opportunities to meet the requirements of an expanding business base in terms of location, type, size and quality.
  - ii. This will help 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 support improving rates of economic growth and productivity;
  - iii. This will help balance new economic development and employment generation with the delivery of new housing and with unmet needs for employment especially in urban centres to help deliver a growing and diverse labour force.
  - iv. This is also expected to support the use of energy from renewable sources particularly in production processes, support reductions in energy consumption and promote energy efficiency in the move towards a 'net zero carbon' economy.
  - v. This will support the delivery of a sustainable pattern of development in Shropshire.
  - vi. A series of consultations have been undertaken regarding the proposed housing requirement of the draft Local Plan. Reflecting on the **consultation responses** received, Shropshire Council considers the level of employment land associated with Option 3b responds to and balances the issues, considerations and differing perspectives raised through these consultations.
- d. Option 3b will also include a specific contribution of 30ha towards the unmet employment land needs in the Black Country. This is considered to be appropriate and will support further co-operation between Shropshire and neighbouring Functional Economic Market Areas (FEMA) to strengthen strategic relationships with neighbouring authorities.
- e. Shropshire and the Black Country recognise their mutual objectives under paragraph 26 of the NPPF in proposing Option 3b, that:
  - 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 the challenges created by the more limited development capacity of the Black Country through:
    - Facilitating the Black Country Authorities to further 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 and to support the Black Country Functional Economic Market Area;
    - Helping to meet some of the Black Country investment demands in the business markets and some of the employment needs of their labour markets in Shropshire.
  - f. Option 3b is considered sufficiently responsive to the ‘overlap’ between uplifts to local employment land need to support the objectives of the Shropshire strategy, and the contribution to address issues and opportunities in the Black Country to further support the achievement of the Shropshire strategy.
  - g. Based on the updated additional SA assessment work undertaken, it is considered that Option 3b presents an opportunity to:
    - iv. Achieve a **strongly positive effect** on SA objective 2: encouraging a strong and sustainable economy throughout Shropshire.
    - v. In the long-term, achieve a **strongly positive effect** on SA objective 5: encouraging the use of sustainable means of transport.
    - vi. Achieve **positive impacts** against a range of other identified sustainability objectives including SA Objective 13: to promote the adaptation and mitigation to climate change.
  - h. Based on the updated additional SA assessment work undertaken, it is considered that Option 3b is **unlikely to result in any strongly negative effects on any SA objectives**. Whilst a potential risk of achieving negative impacts against a range of identified sustainability objectives is acknowledged, it is considered that opportunities exist to mitigate the extent of such impacts. This includes through careful consideration of the scale and locations of new site allocations, the identification of appropriate policies to manage this development and the requirement to masterplan the proposed development schemes.
  - i. Whilst Options 1b and 2b would ensure the employment land need would be met, and result in a contribution to unmet employment land need forecast to arise in the Black Country, with further opportunities to respond to identified opportunities and challenges

in Shropshire; the opportunities to deliver the preferred strategy for Shropshire would be less significant than those with Option 3b.

- j. As documented in ID28, the proposed employment land requirement is to be expressed as a 'minimum' rather than as a figure 'around' the requirement. This means there is significantly more certainty about the minimum level of employment development to be provided, Shropshire Council considers Option 3b **positively responds to the employment land requirement as a 'minimum' level of delivery.**

14.57. In conclusion, considering the available evidence, responses to previous consultation and the results of technical assessments, other relevant information in applying the planning judgement, Shropshire Council considers the employment land requirement in the draft Shropshire Local Plan should be based on **Option 3b** of the identified reasonable employment land requirement options.

**14.58. The proposed employment land requirement is a minimum of 320ha which equates to an annual average of 14.5ha/yr. This reflects a continuation of the High Growth option previously identified and presented in the Submission Local Plan (at 15% above the identified employment land need) and includes a specific contribution of 30ha towards unmet employment land need forecast to arise in the Black Country.**

### ***Implications of Proposed Employment Land Requirement***

14.59. The draft Submission Local Plan proposed an employment land requirement of 300ha between 2016 and 2038. This equates to an annual average of around 14 hectares per year (actually 13.6ha/yr rounded upwards) over the 22 year plan period.

14.60. The updated reasonable options for the employment land requirement, when considered through the updated additional SA assessment process and the planning judgement exercise (as summarised within this document) has concluded **Option 3b**: 'High Growth Plus a 30 hectare Contribution to the Black Country Authorities' to be the most appropriate and sustainable strategy for Shropshire.

14.61. The employment land requirement in the draft Local Plan should therefore be **increased to 320 hectares between 2016 and 2038**. This equates to a higher annual average of around 14.5 hectares per year over the 22 year plan period.

14.62. Main modifications would be required to the draft Submission Local Plan to reflect this proposed change – including to draft Policy SP2

and its supporting text and to draft Policy SP13 and its supporting text.

- 14.63. Main modifications would also be required to draft Policy SP2 to expressly state the proposed employment land requirement includes a 30 hectare contribution to the unmet employment land need forecast to arise within the Black Country. Furthermore, it is also necessary to:
- a. Consider through the SA process reasonable options and subsequently identify appropriate main modifications in order to accommodate the proposed 20 hectare uplift to the proposed employment land requirement.
  - b. Consider through the SA site assessment process, reasonable sites to accommodate the proposed 30 hectare contribution to the unmet employment land need forecast to arise in the Black Country<sup>10</sup>.
  - c. Identify appropriate main modifications to support the accommodation of the proposed 30 hectare contribution to the unmet employment land need forecast to arise in the Black Country.

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<sup>10</sup> Consistent with Paragraph 21 of ID28 which specified 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.

## **15. Accommodating the Proposed Uplift to the Employment Land Requirement**

### ***Options to Accommodate the Proposed Uplift to the Employment Land Requirement***

- 15.1. The new proposed employment land requirement of 320ha requires the delivery of an additional 20ha of employment land compared with the current submitted version of the Plan. The Council has considered four reasonable options to deliver this uplift.
- 15.2. These options set out how the requirement for additional employment land may be provided in relation to the scale and distribution of development in the employment strategy in the draft Local Plan.
- 15.3. These options are:
  - a. Option 1: Utilising settlement guidelines and windfall allowances.
  - b. Option 2: Densification of proposed site allocations.
  - c. Option 3: Extensions to current proposed site allocations or the allocation of additional sites.
  - d. Option 4: A combination of two or more of the above options.

### ***Option 1: Utilising Settlement Guidelines and Windfall Allowances***

- 15.4. Within the draft Local Plan, Shrewsbury and the identified Principal and Key Centres have proposed settlement employment land guidelines.
- 15.5. The employment settlement guidelines and associated windfall allowances proposed in the submission Local Plan provide significant flexibility, principally in order to allow for choice and competition in the market. This is different to the housing requirements for settlements, as described in the options considered in section 7 of this report, where this same flexibility in how settlement guidelines are presented is not considered necessary.
- 15.6. The intention of this approach to employment guidelines is to provide additional confidence regarding the deliverability of the overall proposed employment requirement. It is therefore appropriate to assess utilising this existing position to accommodate the proposed uplift. This option needs to take into account whether the identified employment land supply is sufficient to deliver the proposed employment land requirement.

### ***Option 2: Densification of Proposed Site Allocations***

- 15.7. The Council considered the densification of development in some detail in the Employment Requirement Topic Paper (EV112). This discussion identified that the lower average density of development in Shropshire necessitated a higher employment land requirement than suggested by the growth scenarios in the Economic Development Needs Assessment (EV043).

### ***Option 3: Increasing Site Allocations***

- 15.8. There may be opportunities to extend the site area of proposed allocations to increase their capacity and/or opportunities to identify additional site allocations (including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements in order to provide additional capacity).
- 15.9. Additional capacity associated with increasing site allocations would need to be deliverable within the proposed plan period and support delivery of necessary supporting infrastructure.

### ***Option 4: A Combination of Two or More of the above Options***

- 15.10. It may be appropriate to consider utilising a combination of all or a selection of mechanisms from the other reasonable options for accommodating the uplift to the proposed housing requirement.

### ***Identifying the Preferred Option to Accommodate the Proposed Uplift to the Employment Requirement***

- 15.11. The decision regarding which of the reasonable options to accommodate the proposed uplift to the employment requirement should be utilised within the draft Local Plan is ultimately one of planning judgement.
- 15.12. There is however an extensive range of information/factors that informs this planning judgement. This includes:
- a. The updated additional SA assessment work regarding options to accommodate a proposed uplift to the housing requirement.
  - b. Compatibility with the wider vision, strategy and spatial framework of the draft Shropshire Local Plan.
  - c. Feasibility and deliverability, including through consideration of whether there are actual opportunities to achieve the proposed uplift and whether these opportunities would be deliverable within the proposed plan period.

15.13. Dealing with each in turn:

*Updated additional SA assessment work regarding options to accommodate a proposed uplift to the employment land requirement*

15.14. The updated additional SA assessment work included assessment of the above four reasonable options to accommodate a proposed uplift to the employment land requirement.

15.15. This updated additional SA assessment work is an important source of information for the planning judgement on the approach to accommodate the proposed uplift to the employment land requirement in the draft Submission Local Plan. The updated additional SA assesses each option against the SA objectives to reach a judgement about their relative sustainability.

15.16. An important consideration would remain to be addressed, that the employment needs of Shropshire's rural communities also must be recognised. The strategic scale and distribution of planned development should also deliver employment opportunities of an appropriate scale and within accessible locations in the rural areas of the County. It is considered that this matter has already been addressed in the identified employment land supply which is proposed for the draft Submission Local Plan.

15.17. The updated additional SA assessment concludes the following (the updated SA provides detailed summaries of each option):

**Option 1:** *Utilising Settlement Guidelines and Windfall Allowances* - the updated additional SA assessment indicates that this option has a strongly positive impact on the SA objective to encourage a strong and sustainable economy. It presents an opportunity to achieve a strongly positive effect on the SA objective to promote an efficient use of natural resources in the short, medium and long term. It presents an opportunity to achieve positive impacts against a range of identified sustainability objectives. Whilst it poses a potential risk of achieving negative impacts against a range of identified sustainability objectives, it is considered that opportunities exist to mitigate the extent of such impacts. Particularly through identification of appropriate policies to manage resultant development (assessed separately within the SA process).

**Option 2:** *Densification of Proposed Site Allocations* - This option also has a strongly positive impact on the SA objective to encourage a strong and sustainable economy. This option would also likely support a positive effect on the promotion of access to services for all sections of society, encouragement of the use of sustainable modes of transport, reduction of reliance on travel by car, and reducing carbon dioxide emissions. This is because proposed employment land

allocations are associated with urban areas which benefit from the greatest access to a range of sustainable means of transport. This option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness, as densification of proposed allocations is likely to increase the potential for impact on landscape character and change to 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.

**Option 3:** *Increasing site allocations (including proposing one or more additional allocations)* – this option would also likely support the encouragement of a strong and sustainable economy throughout Shropshire, although the extent of this impact would largely be dependent on the location of any extensions to existing proposed allocations/new proposed allocations. There are a number of SA objectives against which this option has the potential for a positive impact, although there is some uncertainty as well given there is a dependence upon the location of additional or increased site allocations. Given this option would entail additional allocations in one form or another, this option would likely have a negative effect on the conservation and enhancement of landscape character and local distinctiveness. Again, whilst this is dependent upon the location and nature of any extensions to existing proposed allocations/new proposed allocations, any development is still likely to change the character of those places where the majority of people currently live and harm to visual amenity is possible with all forms of development, regardless of location.

**Option 4:** *A Combination of Two or More of the Other Options* - In relation to the updated SA assessment, the effects on each SA objective in this option would also align with the best and the worst of the sustainability outcomes of the other three options. In conclusion, the precautionary principle would indicate that this reasonable option would be likely to provide the 'worst case' scenario from each of the other reasonable options.

*Compatibility with the wider vision, strategy and spatial framework of the draft Shropshire Local Plan*

- 15.18. It is important that any option to accommodate the proposed uplift to the employment land requirement is compatible with the wider vision, strategy and spatial framework proposed within the draft Local Plan.
- 15.19. On balance, it is considered all of the reasonable options to accommodate the proposed uplift to the employment land

requirement have the potential to be compatible with the wider vision, strategy and spatial framework proposed within the draft Shropshire Local Plan.

- a. Option 1: aligns with the principle of urban focus, by utilising settlement guidelines and windfall allowances in the submitted Local Plan. Given the 'in built' flexibility contained in the settlement guidelines, which provides a total land supply in excess of the requirement figure, it is considered maintaining these guidelines would both be entirely compatible with the wider vision, strategy and spatial framework, and would deliver the housing requirement, including the proposed uplift.
- b. Option 2: would be likely to align with the principle of urban focus as the majority of proposed allocations are associated with urban settlements. However, the evidence of development in the County indicates that the environment around many of the main settlements and the character of their townscapes may place some restrictions on the capacity to increase the density of employment development in Shropshire.
- c. Option 3: would likely continue to align with the principle of urban focus if it entailed an extension to one or more proposed allocations, as the majority are associated with urban settlements. It may also continue to align with the principle of urban focus if it entailed identification of one or more additional site allocations, but this is dependent on the location/characteristics of any potential new employment land allocations. It is considered that whilst the identification of new site allocations or extensions to currently identified allocations may have a significant impact on particular settlements, the relatively modest increase in the proposed 'minimum' employment land requirement would be unlikely to result in a significant change to the overall distribution of employment development.
- d. Option 4: is directly linked to the other identified options.

15.20. It is considered that a continued reliance on the on the current identified settlement guidelines would have the most compatible approach.

15.21. The uplift would instead provide for a further 20ha of development to be drawn down from the identified employment land supply in response to market demands for employment development. The spatial focus for delivering the uplift would be determined by the scale and distribution of demand for investment and development opportunities in the County. This outcome has already been planned for in the settlement guidelines and the identified employment land supply for the draft Submission Local Plan.

## *Feasibility and Deliverability*

### *Option 1: Utilising Settlement Guidelines and Windfall Allowances*

- 15.22. Shropshire is a large and diverse rural county containing the Strategic Centre of Shrewsbury; five Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch); 11 Key Centres (Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem); numerous rural settlements identified as Community Hubs and Community Clusters; hundreds of other rural villages and hamlets; and a significant rural hinterland.
- 15.23. The County also has a network of established employment areas across the County located with the hierarchy of settlements identified above and in locations adjoining or close to many of these settlements or in rural locations within the Place Plan areas around these settlements. There is also an established pattern of employment development within or adjoining agricultural enterprises or within individual or groups of rural buildings in suitably accessible locations.
- 15.24. Consequently, there is a constant and significant recycling of previously developed land, existing employment floorspace and suitable rural premises for employment uses. Development of such sites often represents windfall employment development and settlement guidelines provide for this development. This may also capture the potential for development within the wider Place Plan area to supplement the development potential of main settlements.
- 15.25. The identified settlement employment guidelines across the Principal and Key Centres of the County have sought to reflect the significant capability of the County to deliver small scale employment development in addition to more significant allocated sites identified in the Plan. This outcome seeks to ensure that the provision of guidelines for settlements does not itself become a constraint on the development potential of the County and recognises the capacity of certain Place Plan areas to bring forward both urban and rural employment development.
- 15.26. The proposed settlement employment land guidelines seek to ensure that the employment land requirement may be achieved as a minimum provision. This also seeks to ensure that the spatial distribution of employment development in relation to market demands will not be unduly restricted across Shropshire as a result of the settlement employment land guidelines.
- 15.27. Particular regard has been given to locations where demand is most likely to be expressed. In these areas, proposed settlement

employment land guidelines have been identified which will facilitate an appropriate level of employment development and in some instances, development has been permitted and sites have been proposed for allocation to ensure the proposed settlement employment land guidelines can be met. This is illustrated in Table 15.1.

**Table 15.1: Proposed Settlement Guidelines and Urban Land Supply**

Location			Policy Designation	Proposed Settlement Guidelines	Urban Land Supply	Windfall Capability
Place Plan Area	Strategic Corridors	Settlement				
				hectares		
Shrewsbury	Yes	Shrewsbury	Strategic Centre	100	105	
Oswestry	Yes	Oswestry	Principal Centre	57	47	10
Ellesmere		Ellesmere	Key Centre	9	9.5	
Bridgnorth	Yes	Bridgnorth	Principal Centre	49	39	10
Albrighton	Yes	Albrighton	Key Centre	5		5
Broseley		Broseley	Key Centre	3	2	
Highley		Highley	Key Centre	3	1	2
Much Wenlock	Yes	Much Wenlock	Key Centre	2	1.5	0.5
	Yes	Ironbridge	Strategic Settlement	6	6	
Shifnal	Yes	Shifnal	Key Centre	41	41	
Market Drayton	Yes	Market Drayton	Principal Centre	35	31	4
	Yes	Clive Barracks, Tern	Strategic Settlement	6	6	
Whitchurch	Yes	Whitchurch	Principal Centre	20	26	
Wem		Wem	Key Centre	6	9	
Ludlow	Yes	Ludlow	Principal Centre	11	12	
Bishop's Castle		Bishop's Castle	Key Centre	3	3	
Church Stretton	Yes	Church Stretton	Key Centre	2	1.5	0.5
Cleobury Mortimer		Cleobury Mortimer	Key Centre	2	1	1
Craven Arms	Yes	Craven Arms	Key Centre	15	15	
<b>TOTALS</b>				<b>375</b>	<b>357</b>	<b>33</b>

15.28. Table 15.1 shows how the identified settlement employment guidelines provide for a generous identified employment land supply in each of the Principal and Key Centres. In settlements where investment demand is likely to be expressed, sites have been allocated to meet the guideline figures to provide surety of supply. In other locations, the guideline figure provides for further employment windfall capability both in the settlement, in adjoining locations or in the Place Plan area.

15.29. The Council considers that the employment land supply currently identified in the draft Submission Local Plan is significantly generous and sufficient to support the range of reasonable employment land options considered in the updated additional Sustainability Appraisal.

15.30. **The Council have an identified employment land supply which totals 413ha of land and includes proposed 'saved'**

**allocations, proposed new allocations and smaller scale windfall development which comprises both brownfield and greenfield land and the redevelopment of premises on established employment areas, within settlements and in rural locations.** The Council have identified this employment land supply in (GC4n) Employment Strategy Topic Paper in Table 4 on pages 11 – 16.

- 15.31. The Council considers the identified employment land supply provides a generous scale of employment land providing a range and choice of sites and premises. This offers a variety of types, sizes and quality of investment and development opportunities. The scale of employment land provided at 413ha is significantly greater than the proposed employment land requirement at 320ha.
- 15.32. The buffer provided by the identified employment land supply is considered to provide sufficient flexibility to respond to changing circumstances through the plan period to 2038.
- 15.33. The Council also considers the identified employment land supply provides a robust spatial distribution of opportunity across the County. The identified employment land supply is distributed through the settlement hierarchy and into the rural areas. The proposed new employment allocations have also refreshed the identified employment land supply in key areas of the County most notably in the centre, east and south. This required the identification of proposed new employment allocations totalling 134ha. This provision of new land for economic investment and development represents 42% of the proposed employment land requirement for 320ha.
- 15.34. In conclusion, the Council consider the identified employment land supply, which would include the 134ha of new employment allocations in the draft Local Plan, capable of accommodating the proposed 20ha uplift to the proposed 'minimum' employment land requirement.

*Option 2: Densification of Proposed Strategic Site Allocations*

- 15.35. The Council considered the densification of development in some detail in the Employment Requirement Topic Paper (EV112). This discussion identified that the lower average density of development in Shropshire (at 26%) necessitated a higher employment land requirement than suggested by the growth scenarios in the Economic Development Needs Assessment (EV043). These growth scenarios were assumed to deliver employment development at 40% of the land area under development but this plot ratio is considered to be too high in Shropshire.

15.36. The Council has considered the matter of density in the preparation of a number of the proposed site allocations comprising:

- a. Shifnal, Land east of Shifnal Industrial Estate (SHF018b & SHF018d) – this 39ha site has a recommended plot ratio of 40% to deliver over 15ha of built development. This seeks to optimise the development potential of this important strategic site to deliver high quality development opportunities and to deliver a high ratio of new employment with a significant proportion of higher quality jobs.

The densification of the employment allocation on Land east of Shifnal Industrial Estate also seeks to satisfy the obligations of NPPF paragraph 146. This requires that proposals should optimise the density of development to make effective use of land especially in sensitive locations including the Green Belt.

- b. Ludlow, Land south of The Sheet on the A49 (LUD052) – this 5 hectare site forms a continuous extension to saved employment allocation ELR058 for 3.5ha. The proposed allocation LUD052 would extend the existing allocation ELR058 to a continuous area of over 8ha where development is due to commence through the development of a primary plot for retail development to access and service the larger allocation. This proposed 5 hectare site is expected to provide around 2ha of built development to meet the employment needs of Ludlow and to protect the setting of this important historic town.

15.37. The Council has not currently set this objective into policy due to the difficulty of achieving a standard plot ratio for the County. The Council would wish to work with the development industry towards this objective, starting by developing an understanding of how to achieve this outcome by testing design solutions key new allocations. It is expected that further density improvements may be achieved on the remaining proposed employment allocations located at Bridgnorth on both the Tasley Garden Village and Stanmore Industrial Estate. However, this is not considered to be a suitable means of accommodating the proposed uplift to the proposed employment land requirement given the uncertainty about its delivery.

*Option 3: Proposed Site Allocation extensions or identification of additional sites*

15.38. Through the proportionate and robust site assessment process undertaken by Shropshire Council a significant volume of potential site allocations were identified.

15.39. A range of proposed new employment allocations have been identified comprising:

Location	Settlement	Site	Designation	Employment Land
				hectares
East	Bridgnorth	Tasley Garden Village	Employment Allocation	16
		North of Stanmore Industrial Estate	Employment Allocation	7
		Adjoining Hickman Road,	Employment Allocation	4.5
	Shifnal	East of Shifnal Industrial Estate	Employment Allocation	39
	Ironbridge	Former Power Station	Strategic Settlement	6
Centre	Shrewsbury	Preston Island	Employment Allocation	45
		Land between Mytton Oak Road and Hanwood Road	Mixed Use Urban Extension	5
South	Ludlow	South of The Sheet on A49	Employment Allocation	5
North-East	Tern Hill	Clive Barracks	Strategic Settlement	6
			<b>TOTAL</b>	<b>134</b>

15.40. The Council has already utilised and proposed extensions to a number of existing employment sites and 'saved' allocations as part of the proposed allocation of new sites in the submitted Local Plan. These include:

- a. Bridgnorth, Stanmore Industrial Estate (P58a & STC002) – employment allocations already propose to extend the existing and successful Stanmore Industrial to extend the lifespan and investment offer of this significant employment area.
- b. Ludlow, Land south of The Sheet on the A49 (LUD052) – 5ha site forms a continuous extension to saved employment allocation ELR058 for 3.5ha. The proposed allocation LUD052 would extend the existing allocation ELR058 to a continuous area of over 8ha.
- c. Shifnal, Land east of Shifnal Industrial Estate (SHF018b & SHF018d) – whilst not considered an extension this proposal does benefit from being co-located with the existing employment area to consolidate this investment location.

15.41. Identified sites and summaries of the various stages of the site assessment process are provided within the SLAA (EV106.01-EV106.10); the appendices of the Sustainability Appraisal and Site Assessment Environmental Report (SD006.03-SD006.22); and the appendices of the updated additional SA assessment work.

15.42. Having reflected on the range of sites identified through the site assessment process and the conclusions reached within it, it is considered there are feasible opportunities to:

- a. Extend the site area of some of the proposed allocations to increase their capacity.
- b. Identify additional site allocations, including through the early release of proposed safeguarded land, identification of new strategic site allocations or identification of new site allocations associated with existing settlements.

- 15.43. To ensure identification of sustainable and feasible opportunities for the extension of the site area of a proposed allocation and/or identification of additional feasible and sustainable site allocations, this process would need to be informed by a targeted update to the additional SA site assessment work.
- 15.44. It should also be informed by recognition that during the 'call for sites'; the various consultations undertaken to inform the draft Shropshire Local Plan, and the ongoing examination, promoters of many of these sites have provided information regarding deliverability of sites during the proposed plan period.
- 15.45. However, final judgement on deliverability would require consideration on a site-by-site basis, informed by careful consideration of site-specific evidence and other local factors relevant to each site; past delivery rates for similar projects across Shropshire; local market absorption rates and other known market factors; consideration of 'standard' assumptions applied by the Council when analysing employment land supply; proactive discussions with relevant landowners, land promoters and developers; and professional judgement.

*Option 4: A Combination of Two or More of the Other Options*

- 15.46. Option 4 is directly linked to the other identified options. Given this assessment concludes each of the other options could be feasible and deliverable, it is considered this option could be similarly feasible and deliverable.

***The Mechanism to Accommodate the Proposed Uplift to the Employment Land Requirement***

- 15.47. In conclusion, the Council considers the basis for accommodating the proposed uplift to the employment land requirement for the draft Shropshire Local Plan is Option 1 – to utilise the existing settlement guidelines and windfall allowances, which provide for an employment land supply in excess of the proposed employment requirement of 320ha. This is therefore considered sufficient to provide for the uplift of 20ha to deliver the proposed employment land requirement of 320ha.

- 15.48. **Utilising existing settlement guidelines and windfall allowances** would allow the current range, choice and distribution of sites, premises and development opportunities and committed proposals to meet the needs of the Shropshire economy and to provide for an appropriate balance between urban and rural employment development across the County to achieve the proposed uplift to the employment land requirement.

## **16. Accommodating the Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country**

### ***Introduction***

- 16.1. Paragraph 21 of ID28 specified 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.
- 16.2. 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.*"
- 16.3. As the proposed employment land requirement includes a contribution of 30ha of employment land towards the unmet employment land need forecast to arise in the Black Country, there is a need to identify appropriate site or sites to accommodate this proposed contribution.

### ***Options to Accommodate the Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country***

- 16.4. To inform identification of the site or sites to accommodate the proposed contribution of 30ha of employment land towards unmet employment land needs forecast to arise within the Black Country, Shropshire Council has undertaken updated additional SA and site assessment work.
- 16.5. First, an appropriate geography within which reasonable options for sites to accommodate the proposed contribution to the unmet employment land need forecast to arise within the Black Country may be located, was identified. 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.

- 16.6. In summary, this assessment concluded that reasonable options for sites to accommodate the proposed contributions to unmet employment land need forecast to arise within the Black Country are in the east and central parts of Shropshire at the larger settlements where employment growth is proposed and potential strategic settlements/sites.
- 16.7. Following identification of this reasonable assessment geography, the Council re-assessed all available sites within it through the updated additional SA site assessment. This re-assessment was informed by:
- a. The continued use of the stage 1 assessment, which involved a high-level strategic assessment of sites across Shropshire, with more detailed assessment undertaken in later stages of the process.
  - b. A targeted update to stage 2a of the site assessment process in order to allow for comparison of all sites within the relevant assessment geography identified.
  - c. The continued use of the stage 2b filters<sup>11</sup>, which were considered suitable in the context both the consideration of sites to accommodate the needs and objectives of Shropshire and the needs of the Black Country.
  - d. The update of the stage 3 site assessment process, considering all sites within the relevant assessment geography that proceeded to stage 3 of the site assessment process. This included both Green Belt and non-Green Belt sites, and not just those sites that are proposed for allocation within the draft Shropshire Plan. This assessment also explicitly considered the outcome of the Green Belt assessment and review undertaken to inform the preparation of the draft Shropshire Local Plan. It also specifically assessed the relationship of sites with the Black Country.

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<sup>11</sup> The three filters applied in Stage 2b are:

a. Size: Sites were 'filtered out' of the site assessment process where they were less than a specified size (unless there was potential for allocation as part of a wider site). The site size 'filters' applied are 0.2ha in Community Hubs and Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills AONB, and 0.5ha for other Strategic/Principal/Key Centres. No other filters on size were applied.

b. Availability: Sites were 'filtered out' of the site assessment process where there remained uncertainty about whether the site is available for relevant forms of development, despite best efforts to ascertain site availability.

Strategic Suitability: Sites were 'filtered out' of the site assessment process where they were identified as being subject to a significant physical, heritage and/or environmental constraint (identified within the Strategic Land Availability Assessment). These constraints are such that it was considered they were unsuitable for development.

-Significant physical constraints include where the site is landlocked (cannot be accessed); some distance from the built form (unless it could represent a potential strategic site); or the majority of the site is in flood zones 2/3, an identified open space, or has a severely adverse topography.

-Significant environmental/heritage constraints include where the majority of the site has been identified as a heritage or natural environment asset.

- 16.8. This process therefore involved assessment of around 350 sites as part of the targeted update to Stage 2a and around 160 sites at Stage 3, as potential locations to accommodate proposed contributions to unmet housing needs forecast to arise in the Black Country.
- 16.9. The scope and conclusions of this assessment work are explained within the updated additional SA and site assessment work.

***Sites Proposed to Accommodate the Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country***

- 16.10. Through the updated SA site assessment process, a site has been identified to accommodate the proposed contribution of 30ha of employment land towards the unmet employment land need forecast to arise within the Black Country.
- 16.11. **This site is SHF018b & SHF018d - Land east of Shifnal Industrial Estate, Upton Lane, Shifnal: 30ha employment land.**
- 16.12. As the site is located within the Green Belt, consistent with paragraph 146 of the NPPF, it was necessary to consider 'all other reasonable alternatives' before considering whether exceptional circumstances existed to justify this release.
- 16.13. This process was undertaken as part of the updated additional SA and site assessment work undertaken. This also responds to paragraphs 15-22 of ID36 and paragraph 7.3 of ID37.

***Reasoning: Why the Site Proposed to Accommodate Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country is Located in Shifnal***

*Introduction*

- 16.14. The site SHF018b & SHF018d is located at Shifnal, in the east of the County. This site and the town of Shifnal is considered ideally suited to accommodate the proposed contribution to the unmet employment land need forecast to arise in the Black Country. This is for a number of reasons, including:

*Role within the draft Shropshire Local Plan*

- 16.15. Within the draft Shropshire Local Plan, the proposed spatial strategy for the distribution of development is underpinned by the principle of 'urban focus', whereby the majority of development is directed towards the larger urban settlements (complemented by appropriate development within rural areas).

- 16.16. Shifnal is identified as a Key Centre within both the adopted Development Plan and the draft Shropshire Local Plan, due to its size and the level of services, facilities and infrastructure available. Key Centres form part of the urban area.
- 16.17. As such, Shifnal is identified as a focus for investment, employment, housing and development in the east of the County. To this end, draft Policy S15.1 proposes that around 1,500 dwellings will be delivered and around 41ha of employment land made available for development during the proposed plan period (2016-2038). This role was informed by constraints present and identified issues and opportunities. This growth will help maintain and enhance the town's role, support key services and facilities and maximise its economic potential.
- 16.18. Due to Shifnal's role within the draft Local Plan, it constitutes a settlement that is well-suited to accommodate employment development. Indeed, accommodating the proposed contribution to the unmet employment land forecast to arise in the Black Country could support the achievement of Shifnal's role within the draft Shropshire Local Plan.

#### *Sustainability of the Settlement*

- 16.19. Shifnal benefits from a range of services, facilities and infrastructure (which informed its role within the proposed spatial strategy for the distribution of development).
- 16.20. These services, facilities and infrastructure are key contributors to the current and future sustainability of Shifnal. They also support the ability of the town to sustainably accommodate well-designed new employment development. Furthermore, such development can in turn support the maintenance and enhancement of the town's services and facilities and therefore the town's long term sustainability.
- 16.21. Due to the sustainability of Shifnal, it is considered that it constitutes a settlement that is well-suited to accommodate employment development. Indeed, accommodating the proposed contribution to the unmet employment land forecast to arise in the Black Country could, through the support for existing and provision of new associated services and infrastructure, enhance the sustainability of Shifnal.

#### *Location*

- 16.22. Shropshire does not directly adjoin the Black Country. Furthermore, due to geographic size, the proximity of settlements in Shropshire to the Black Country varies considerably.

- 16.23. Shifnal is located in the east of the County and as such is one of the Shropshire settlements in closest proximity to the Black Country. This proximity means that it is well-suited to accommodate an employment land contribution to the Black Country.
- 16.24. Geographic proximity is considered to be particularly important in the context of identifying an appropriate location for the provision of a contribution in Shropshire to the unmet employment land need forecast to arise in the Black Country.
- 16.25. This is because an employment land contribution to an unmet need, is intended to:
- a. Provide land for organisations that would have previously sought such opportunities in the location where the need had arisen, i.e. the Black Country.
  - b. Provide employment opportunities for those that would previously have sought such opportunities in the location the need had arisen.
- 16.26. For both these considerations, for a contribution to be an attractive alternative to meeting the need in its original location, it must be within a location that meets their geographic needs, and is in a location considered commutable, preferably by sustainable means.
- 16.27. In the context of a contribution to the unmet employment land need forecast to arise in the Black Country, such employees include residents within the Black Country itself and residents of other locations that considered the Black Country an acceptable commuting location (which includes residents in east Shropshire). As such, geographic proximity to the Black Country is likely a key factor when determining if a contribution is appropriately located.
- 16.28. This is an important distinction to accommodating a contribution to unmet housing needs, where occupiers migrate to this provision and associated employment opportunities are also provided (as is the case in the context of the proposed Shropshire contribution to the unmet housing need forecast to arise in the Black Country).

#### *Connectivity*

- 16.29. The considerations around connectivity are similar to that of general proximity, although it is recognised that due to the size and diverse geography of Shropshire, the connectivity of settlements in Shropshire to the Black Country varies very significantly.
- 16.30. Shifnal is located on the M54/A5 strategic corridor and on the Shrewsbury-Wolverhampton railway line corridor. As such, it benefits from direct road and rail links to the Black Country. This connectivity

means that Shifnal is well-suited to accommodate an employment land contribution to the Black Country.

#### *Scale of Development*

- 16.31. For a contribution to the unmet employment land need forecast to arise in the Black Country to be effective, it needs to be attractive to those organisations seeking employment space within the Black Country and those seeking employment in the Black Country.
- 16.32. On balance, it is considered that larger scale employment sites are generally better able to meet the needs of those seeking employment in the Black Country than smaller scale employment sites. This is because they normally offer a range of employment opportunities (often within a particular sector, thereby providing enhanced career progression opportunities) and ancillary services and facilities which can support commuting.
- 16.33. Due to the scale of the development proposed at Shifnal and the location of the settlement, it is considered well placed to support a larger employment site that meets both local and regional employment needs.
- 16.34. Such provision is considered likely to align with the profile of unmet employment land needs forecast to arise in the Black Country; be attractive to organisations seeking employment land within the Black Country; and be attractive to those seeking employment in the Black Country. This supports the conclusion that the town is well-suited to accommodate an employment land contribution to the Black Country.

#### *Supporting the Achievement of the Shropshire Economic Growth Strategy*

- 16.35. The Shropshire Economic Growth Strategy (EV044) identifies an ambitious vision and strategy for the economic growth of Shropshire. This includes focusing new employment provision onto strategic corridors such as the M54/A5 and maximising the potential of employment provision in east Shropshire – such as at Shifnal.
- 16.36. It is considered that accommodating the proposed contribution to the unmet employment land need forecast to arise in the Black Country at Shifnal, a Key Centre on the M54/A5 corridor in the east of Shropshire, will directly support the achievement of this strategy.

#### *Proximity to Growth Sectors*

- 16.37. Due to Shifnal's location on the M54 strategic corridor, it benefits from proximity to a number of strategic employment centres with concentrations of employment in target growth sectors for Shropshire (as identified within the Shropshire Economic Growth Strategy

(EV044)). Such locations include RAF Cosford; t54 at Telford; i54 at Junction 2 of the M54; and the emerging West Midlands Interchange.

- 16.38. As such, it is considered that employment provision in Shifnal has the potential to capitalise on this proximity and connectivity, attracting a complementary offer within these sectors and/or associated supply chain. Such provision is considered well placed to meet the aspirations of organisations seeking employment space within the Black Country. It is also considered a suitable alternative for those seeking employment in the Black Country.

*Demand for Employment Sites*

- 16.39. The evidence base prepared to inform the draft Local Plan concludes Shifnal is a location that is particularly attractive to the employment market – both for local and strategic employment sites (Employment Land Review (EV046) and M54 Strategic Options Study (EV072)). This evidence therefore provides confidence that a contribution at Shifnal to the unmet employment need forecast to arise in the Black Country would be attractive to the market and deliverable.

*Opportunity to Support the Role of Shifnal*

- 16.40. Shifnal has experienced significant growth over recent years, much of which has occurred during the period addressed within the draft Shropshire Local Plan.
- 16.41. However, there has been an imbalance in this growth, which has primarily consisted of residential development, with only minimal additional employment development. This is acknowledged in the explanatory text to Policy S15 of the SAMDev Plan which identifies that *"It is important that this scale of residential development is balanced by the provision of employment opportunities' but that 'Green Belt around Shifnal limits the opportunities for suitable employment sites."*
- 16.42. As a result, this has created a significant and growing labour pool, with more limited local employment opportunities. It has also meant that opportunities for local employers to expand and for new employers to locate into Shifnal have been limited.
- 16.43. Addressing this imbalance, through the provision of a significant new local/strategic employment offer provides a range of opportunities for the town. This includes:
- a. Providing opportunities for local employers to expand.
  - b. Providing opportunities for new employers to locate into Shifnal, with its growing labour pool and location on a key strategic corridor.

- c. Reversing the trend of out-commuting from the town - including to the Black Country.
- d. Increasing economic activity rates within the town, which will also support the intention of increasing economic activity rates across Shropshire and nationally.
- e. Supporting the ability for Shifnal to provide an employment offer to its surrounding rural hinterland. This will enhance the town's role as a Key Centre and could further support the intention of increasing economic activity rates across Shropshire and nationally.
- f. Increasing the vibrancy of the community and local economy – particularly during the day.
- g. Supporting the provision of services, facilities and infrastructure associated with employment development.

16.44. Conversely, accommodating the proposed contribution to the unmet employment land need forecast to arise in the Black Country at Shifnal also has the potential to support plan making within the Black Country. Providing a significant new local/strategic employment offer in the town provides opportunities to reverse the process of out-commuting Shifnal (including to the Black Country), which will reduce the pressure to provide equivalent employment offer in the Black Country.

16.45. As such, it is considered that there is the potential for a symbiotic relationship between the aspirations of providing employment at Shifnal in order to address imbalances in provision and to ensure the town's long-term sustainability; and accommodating the proposed contribution to the unmet employment land need forecast to arise in the Black Country and thereby supporting plan making in the Black Country.

16.46. This further supports the conclusion that Shifnal is well placed to accommodate the proposed contribution to the unmet employment land need forecast to arise in the Black Country.

*Supporting the Vision and Spatial Strategy of the Draft Local Plan*

16.47. It is considered that accommodating the proposed contribution to the unmet employment land need forecast to arise in the Black Country at Shifnal also has the potential to support the wider vision and strategy of the Shropshire Local Plan.

16.48. It will enhance the labour supply available at Shifnal and support promotion of the new local/strategic employment offer at the town as a new strategic location, thereby increasing the ability to attract new

employers. Such provision aligns with the vision and spatial strategy within the draft Local Plan.

### ***Assessment of All Other Reasonable Options***

#### *Introduction*

- 16.49. The consideration of alternatives to the proposed release of Green Belt at Shifnal has been undertaken as a multi-stage process.
- 16.50. The first stage involved identification of a specific 'area of search' for potential location(s) to accommodate the proposed contributions to the 'unmet' needs forecast to arise in the Black Country. This was undertaken in the updated additional SA Report.
- 16.51. As the detail of how specific settlements or strategic locations were decided upon is summarised within paragraphs 12.17 to 12.41 of the updated additional SA assessment, this is not repeated here.
- 16.52. The locations ultimately identified as reasonable options to accommodate the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country are summarised in paragraph 12.39 of the updated additional SA assessment. These are:
- 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.
- 16.53. In effect the reasonable options for sites to accommodate the proposed contributions to unmet housing and employment land need forecast to arise within the Black Country are in the eastern and central parts of Shropshire at the larger settlements where growth is proposed or potential strategic settlements/ other sites.

- 16.54. These reasonable options therefore constitute the geography within which 'reasonable alternatives' to SHF018b & SHF018d site, to accommodate the proposed 30ha employment land contribution to the Black Country, could be located.
- 16.55. The second stage involved assessment of the strategic role and capacity of those locations to accommodate the proposed unmet need. (as well as 'home grown' Shropshire growth needs), taking into account quantitative and qualitative requirements and considerations, as well as the availability of sites. This also involved the specific assessment of identified sites.
- 16.56. Through this process, all 'reasonable alternatives' to SHF018b & SHF018d site, to accommodate the proposed 30ha employment land contribution to the Black Country, were considered.
- 16.57. It can be noted that where undertaking the assessment of reasonable alternatives to accommodate the proposed 30ha employment land contribution to the Black Country:
- a. As with accommodating the proposed 1,500 dwelling contribution, an option considered from the outset was the possibility of disaggregating the proposed employment land contribution to multiple sites. However, through the SA and site assessment process, it was ultimately concluded that the most effective and sustainable means of accommodating the proposed 30ha employment land contribution was a single site (SHF018b & SHF018d).
  - b. There was no assumption that the proposed contributions to employment and housing needed to be accommodated in the same location(s). This provided further flexibility in accommodating the proposed contributions to the unmet housing and employment land needs forecast to arise in the Black Country and provided an opportunity to minimise Green Belt release, given a number of the potential locations were outside Green Belt.
  - c. There was no assumption that the proposed employment land contribution needed to be accommodated at an existing settlement – equal consideration was given to sites associated with existing settlements and potential strategic settlements within the assessment geography that contained the 'reasonable options' for site(s) to accommodate the proposed contribution to the unmet housing and employment land needs forecast to arise in the Black Country. This provided further flexibility in accommodating these contributions and again provided an opportunity to minimise Green Belt release, given a number of the potential locations were outside Green Belt.

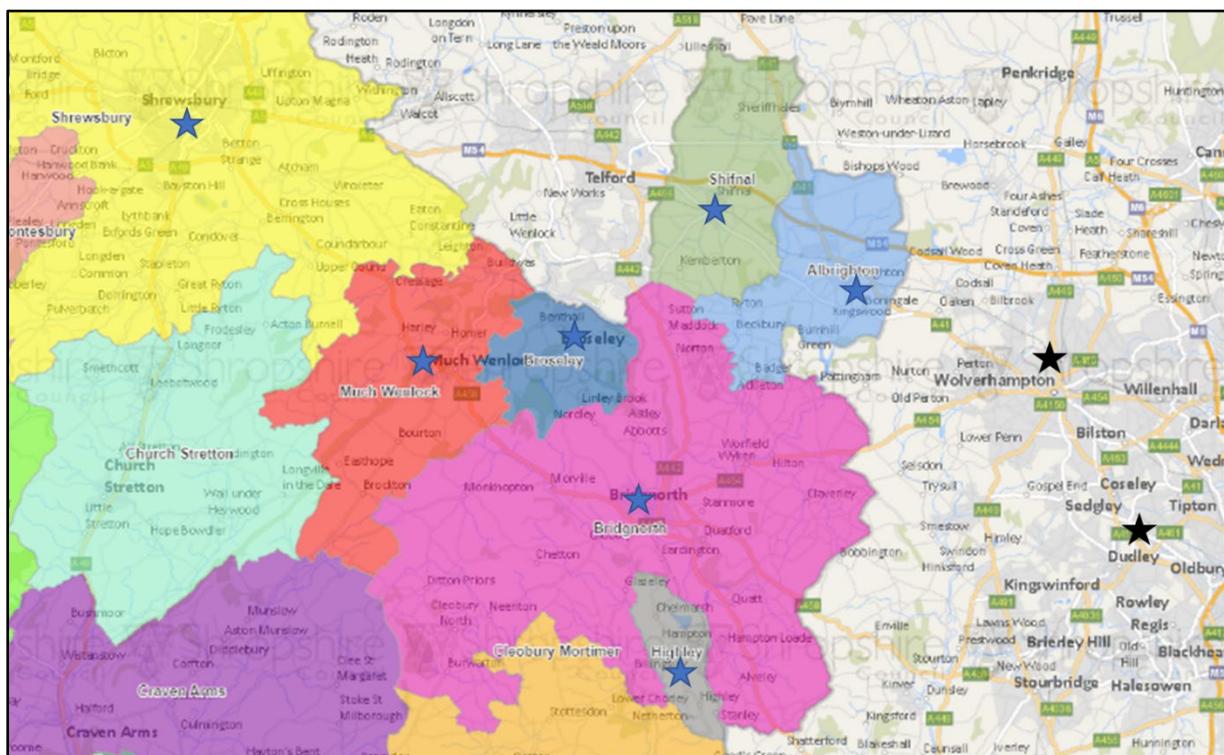
Ultimately, the sustainability benefits of a location more closely associated with a settlement was favoured. This reflected the presence of an established community and labour force; existing infrastructure, services and facilities to support new provision; and opportunity for any new infrastructure, services and facilities required to support the development.

16.58. For the avoidance of doubt, it is recognised that sites which are not closely linked to a settlement can also provide necessary supporting infrastructure, services and facilities which can also benefit the wider hinterland. As such, these sites were not discounted when considering sites to accommodate the proposed 30ha employment land contribution to the Black Country.

*Other Reasonable Options*

16.59. Before concluding Shifnal was the most appropriate location to accommodate the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country, all 'reasonable alternative options' within the identified assessment geography (as summarised within Paragraph 16.64) were considered.

**Figure 16.1 General location and extent of the Place Plan Areas 'in scope' (illustrated by blue stars) in Shropshire relative to Wolverhampton & Dudley (illustrated by black stars)**



### *Albrighton Place Plan Area*

- 16.60. The Albrighton Place Plan area generally has a strong functional relationship to the Black Country, due to its geographical location and the presence of the M54/A5 strategic corridor which runs from east-west through it. It contains the Key Centre of Albrighton and a number of smaller settlements. Outside of Albrighton, the majority of the Place Plan area is designated Green Belt.
- 16.61. Due to the characteristics of the settlements in the Albrighton Place Plan Area, the draft Shropshire Local Plan identifies only Albrighton itself as a specific location to accommodate development, which will contribute towards strategic growth objectives in the east of the County. Proposed development guidelines envisage the delivery of around 500 dwellings and 5ha of employment land in Albrighton between 2016 and 2038.
- 16.62. In formulating this strategy, the sustainability of the settlement and the benefits of its location on the M54/A5 road corridor and Shrewsbury-Wolverhampton railway line have been recognised. It is also recognised that it has the closest proximity to the Black Country of all the 'urban' settlements in Shropshire, as illustrated by Figure 16.1. However, the characteristics and constraints present which constrain the ability to accommodate significant development have also been carefully considered.
- 16.63. Whilst a Key Centre, it is functionally a larger village with a corresponding range of services and infrastructure supporting that role. Furthermore, there are a number of physical, heritage and environmental constraints present. For example:
- a. The conservation area focused on Donington and the Donington and Albrighton Local Nature Reserve along the village's northern development boundary.
  - b. The proximity to RAF Cosford which is in proximity to the north-west (maintenance of an appropriate gap between Albrighton and RAF Cosford forms part of the proposed strategy for the settlement and is considered important to ensure the successful operation of RAF Cosford and reduce potential public protection conflicts).
  - c. The A41 and railway line to the north-east and east, which create a physical barrier separating the area beyond from the services and facilities available within the settlement.
- 16.64. The settlement of Albrighton is also inset within and therefore surrounded by the Green Belt and remaining available non Green Belt development opportunities are therefore extremely limited:
- a. Within the existing defined development boundary it is considered only small-scale windfall opportunities exist. Whilst sites that could

deliver some small scale infill development have been identified, it is not considered that they are suitable to accommodate employment development of a type to accommodate the proposed employment land contribution to the Black Country. Such sites are also intended to support the achievement of the proposed strategy for Albrighton.

- b. Whilst the settlement currently has safeguarded land, the draft Local Plan proposes to allocate this in its entirety for residential development to meet the housing needs of Albrighton and its hinterland. This development is intended to redress previous low housing completion rates, which has been assessed to be a higher priority requirement than employment delivery in this location (as summarised in paragraph 5.15 of EV051).
- c. Maximising site density and using infill sites has been a consideration with regard to existing and proposed allocations at Albrighton (as set out in paragraphs 5.35-5.38 of EV051). It is considered that there is no realistic scope to further maximise land supply to address employment requirements by increasing development density and using brownfield and other infill in this location.

16.65. These same characteristics and constraints mean it is not considered a suitable location to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country. Furthermore, any allocation to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country would be located within the Green Belt.

16.66. It is acknowledged that within the proposed strategy, land is proposed to be removed from the Green Belt and safeguarded for future development. However, it is considered important to provide safeguarded land for future development beyond the proposed plan period. Furthermore, whilst these sites are considered suitable to be safeguarded for future development it is not considered that they could accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.

16.67. Whilst no other settlements in the Albrighton Place Plan area are identified as specific locations to accommodate development, a number of potential strategic settlements/sites were identified and considered as 'reasonable options' to accommodate the proposed contribution to the unmet employment land.

16.68. Cosford, including RAF Cosford and the range of non-military uses grouped with it, lies wholly in Green Belt within Albrighton Place Plan area. It was identified as both a Strategic Site and a Community Hub

addressed through Policy S21 of the submission version of the draft Shropshire Local Plan.

- 16.69. The intention of this status was to facilitate the existing military and charitable activities that occur on the site. Through the examination process, the Planning Inspectors have concluded (within ID28) that the site does not need to be removed from the Green Belt in order to facilitate these activities and as *'exceptional circumstances do not exist to justify the removal of this site from the Green Belt'*.
- 16.70. Whilst this site, as a potential strategic site/settlement, was considered as a location to accommodate all or part of the proposed 30ha contribution to the unmet employment land needs forecast to arise in the Black Country, given it is a predominantly developed site with very specific access constraints (given the significant military presence) and it is known that the existing occupiers have long term plans to remain and increase the functions at the site, it is not considered available for such uses.
- 16.71. Following the Inspector's Interim Findings, the Council are now proposing that the site is identified as a major developed site in the Green Belt (as within the adopted Development Plan), with the intention of continuing to support existing military and charitable activities on the site.
- 16.72. Land north of Junction 3 (various iterations of site P26) is also partly located within the Albrighton Place Plan area. It is understood that this site is available for various forms of development including a mixed-use development (with an employment element) and stand-alone employment development.
- 16.73. As such, the site was given full consideration by the Council through the SA and site assessment process, as a potential location to accommodate all or part of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country (in addition to consideration as a potential option to accommodate all or part of the proposed 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country).
- 16.74. This consideration and the conclusions reached are documented in the site assessment that form part of the updated additional SA assessment and as such are not duplicated here.
- 16.75. However, it is important to note that this site is itself located within the Green Belt. Within the Green Belt Review undertaken to inform the draft Shropshire Local Plan, the release of relevant parcels that contain the site are considered to result in either moderate-high or high harm to the Green Belt (it is considered likely that there would

be high harm to the Green Belt resulting from release, associated with Parcel P4 which was not specifically assessed).

- 16.76. The site is also detached from any significant existing settlements and as such 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.
- 16.77. Furthermore, due to its location, when compared to sites associated with significant existing settlements, this option is considered to have a reduced opportunity to capitalise on existing infrastructure, services and facilities and for new infrastructure, services and facilities to directly serve existing communities (although it is acknowledged that those in its hinterland would be able to access them, as would those willing and able to travel).
- 16.78. It is considered this site offers more limited opportunities, especially when compared to the option of delivering a new employment site at Shifnal, in particular the aspiration of rebalancing the town's housing and employment opportunities, as described above. As such, on balance it is considered that SHF018b & SHF018d constitute a more appropriate location to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.
- 16.79. With respect of other large sites in more rural locations removed from Albrighton these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as utilise sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.
- 16.80. No other potential strategic sites/settlements other than those associated with Albrighton itself were identified within the Albrighton Place Plan Area.

*Bridgnorth Place Plan Area*

- 16.81. The Bridgnorth Place Plan area is located in east Shropshire and is considered to have a functional relationship to the Black Country.
- 16.82. Bridgnorth is the third largest settlement in Shropshire (by population) with corresponding infrastructure to meet the needs of the town and its rural hinterland. As a result, it is proposed to be identified as a Principal Centre within the draft Local Plan. Such centres constitute a particular focus for development, which will contribute towards strategic growth objectives in the east of the

County, meeting local needs and those of the town's significant hinterland.

- 16.83. Three further settlements are proposed to be identified as specific locations to accommodate development in the draft Shropshire Local Plan, these are the Community Hub villages of Alveley and Ditton Priors; and the Community Cluster at Neenton.
- 16.84. The levels of development proposed for Bridgnorth in the draft Shropshire Local Plan reflect the scale and sustainability of the settlement and the proposed strategic role intended. It includes the delivery of around 1,800 dwellings and making available around 49ha of employment land to create choice and competition in the market.
- 16.85. The town is in close road proximity to the Black Country with Wolverhampton some 16 miles in distance and is connected to the West Midlands via the A4169/A458/A454 network. However, it has no rail service or close motorway access.
- 16.86. Given this role and the location of Bridgnorth, it was considered that it formed a potential reasonable alternative location to accommodate all or part of the proposed 30ha employment land contribution to the Black Country.
- 16.87. There are a number of physical, heritage and environmental constraints that require due consideration when determining appropriate locations for development at Bridgnorth. This includes:
  - a. Bridgnorth is a historic market town with in parts a medieval street pattern, a conservation area, and many listed buildings.
  - b. Bridgnorth is bounded on its eastern side by the Green Belt.
  - c. Significant topographic changes and areas of landscape sensitivity exist in the surrounding area – particularly to the north.
  - d. Whilst Bridgnorth benefits from 'A road' links to many larger surrounding settlements, these roads do not form part of the strategic road network.
  - e. Rock outcrops restrict capacity to improve exit roads from the town towards Telford and the M54 corridor, although the Bridgnorth bypass provides less constrained access towards Wolverhampton and Stourbridge and other directions.
  - f. There is no main line railway station at Bridgnorth, only a heritage railway (Severn Valley Railway) linking to Kidderminster.
  - g. There are significant areas of land subject to flood risk, particularly in association with the River Severn which runs through the town.
  - h. The relationship and potential impact on adjoining settlements such as Oldbury village with its own conservation area.

- 16.88. Following due consideration of these constraints, a suitable non-Green Belt site to the west of Bridgnorth (Tasley Garden Village – BRD030) has been identified which provides sufficient capacity to bring forward a large housing and employment allocation in the form of a sustainable urban extension expected to deliver 1,050 dwellings 16ha employment land supported by a new local centre and extensive open space/ green infrastructure.
- 16.89. Through the updated additional SA and site assessment work, it has been determined (as previously set out) that there is scope to accommodate a contribution (600 dwellings) towards the unmet housing needs forecast to arise in the Black Country.
- 16.90. Whilst the site also includes employment provision, given the constraints to connectivity to the motorway and main line railway network, it is considered that this site does not constitute an appropriate location to accommodate any of the proposed 30ha contribution to the unmet employment land needs forecast to arise in the Black Country.
- 16.91. This connectivity is particularly important in the context of the provision of a contribution to the unmet employment land forecast to arise in the Black Country. This is because an employment land contribution to an unmet need, is intended to:
- a. Provide land for organisations that would have previously sought such opportunities in the location the need arises.
  - b. Provide employment opportunities for those that would previously have sought such opportunities in the location the need arises.
- 16.92. For both these considerations, to be an attractive alternative to meeting the need in its original location, it must be within a location that meets geographic needs and is in a location considered commutable, preferably by sustainable means. As such, connectivity, ideally by sustainable forms of transport, to the Black Country is a key factor when determining if a contribution is appropriately located.
- 16.93. This is an important distinction to accommodating a contribution to unmet housing needs, where occupiers migrate to this provision and associated employment opportunities are also provided (as is the case in the context of the proposed Shropshire contribution to the unmet housing need forecast to arise in the Black Country).
- 16.94. Furthermore, whilst employment provision represents an intrinsic element of the proposed development, it is expected to be cross-subsidised by the provision of housing. Given the interrelationship with housing and expectations regarding the types of employment uses and design and layout reflecting the sensitivity of the location

(including physical, heritage and ecology constraints), this restricts flexibility and impacts on the suitability of the site for a strategic employment site to meet the needs of the Black Country.

- 16.95. This would also represent a 'lost opportunity' to achieve many of the various benefits associated with accommodating this contribution at Shifnal – in particular addressing the imbalances in delivery at Shifnal, as described elsewhere in this paper.
- 16.96. As this proposed site allocation is a non-Green Belt site associated with a settlement that is bounded on one side by the Green Belt, it is intended that it would be developed at an appropriate density which considers both the need to use land effectively and taking into account the character and development requirements of the location (as detailed in the development guidelines in the draft Shropshire Local Plan). It is therefore not considered that there is significant scope for additional land use efficiencies to create additional development delivery capacity to address the Black Country contribution.
- 16.97. Stanmore Industrial estate is an existing strategic employment area which is inset in the Green Belt in a location to the east of Bridgnorth. It is proposed that two parcels of land, totalling around 11.5ha, would be released from the Green Belt in order to support the long-term sustainability of this strategic employment location.
- 16.98. The consideration of 'alternative options' and exceptional circumstances for this proposed release are documented within the Green Belt Exceptional Circumstances Statement (EV051) and Green Belt Topic Papers (GC4g and the newly submitted document).
- 16.99. Ultimately, the same considerations applied to BRD030 regarding connectivity to the Black Country, particularly via sustainable modes of transport, are applicable to sites associated with the proposed allocations at Stanmore Industrial Estate, other potential development sites associated with Stanmore Industrial Estate, and other potential development sites associated with Bridgnorth.
- 16.100. As such, these sites are not considered appropriate locations to accommodate any of the proposed 30ha contribution to the unmet employment land needs forecast to arise in the Black Country.
- 16.101. As rural settlements the Alveley and Ditton Priors Community Hubs and Neenton Community Cluster have more limited infrastructure. The expectation as set out in the draft Shropshire Local Plan's strategic approach is that these smaller village settlements would accommodate more modest levels of development focused on meeting local need and maintaining settlement sustainability, rather than accommodating contribution to Black Country needs.

- 16.102. The settlement of Alveley, together with an industrial estate which is detached from the village, are inset within the Green Belt (with no existing safeguarded land). Therefore proposed allocations to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country would themselves be within the Green Belt.
- 16.103. Green Belt release, for allocation and safeguarding is proposed to service the existing and likely future needs of Alveley. Allocations focus on meeting residential development requirements and making provision for community facilities as set in the exceptional circumstances paper EV051. However, due to the size, character and proposed role of the settlement within the draft Shropshire Local Plan, it was not considered to be a suitable location to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.104. The small industrial estate at Alveley was developed at the site of the former pithead buildings and lies close to the Severn Valley Country Park created by a reclamation scheme following the cessation of mining activity on the site. Access to the industrial estate from the A442 is through Alveley village and narrow rural roads. This sensitive and attractive rural location is therefore also not considered suitable as a location for significant expansion of employment use.
- 16.105. The settlements of Ditton Priors and Neenton are geographically some distance from the Black Country conurbation. Both are also relatively remote, being located to the far south west of the Bridgnorth Place Plan Area and accessed by a network of rural roads with no direct road or rail linkage to the Black Country. Furthermore, with regard to Ditton Priors, it is also constrained by being partly located within the Shropshire Hills National Landscape. These settlements therefore have capacity issues not only related to its identified strategic function, but also available infrastructure, accessibility and environmental constraints.
- 16.106. As such, these settlements are not considered suitable locations to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.107. With respect of large sites in more rural locations removed from Bridgnorth these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as utilise sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.

16.108. No potential strategic sites/settlements other than those associated with Bridgnorth itself were identified within the Bridgnorth Place Plan Area.

*Broseley Place Plan Area*

16.109. The Broseley Place Plan area is located in east Shropshire in close proximity of the settlements of Ironbridge and Telford within the Telford and Wrekin administrative area, and is considered to have a functional relationship to the Black Country. It contains the Key Centre of Broseley and a number of smaller settlements. The Place Plan Area lies outside the Green Belt.

16.110. Due to the characteristics of the settlements in the Broseley Place Plan Area, the draft Shropshire Local Plan identifies only Broseley itself as a specific location to accommodate development. This growth is intended to contribute towards strategic growth objectives in the east of the County with proposed development guidelines envisaging the delivery of around 250 dwellings and 3ha of employment land in Broseley between 2016 and 2038.

16.111. The levels of development proposed for Broseley in the draft Shropshire Local Plan reflect the scale and sustainability of the settlement but also the known constraints. As such, Broseley is intended to deliver sufficient housing and employment land to meet local needs, rather than performing a more significant strategic role.

16.112. Broseley is a relatively small town and is in close proximity to the settlements of Ironbridge and Telford. It is subject to physical, environmental, infrastructure and other constraints that need to be considered when bringing forward development. For example:

- a. It is an historic settlement containing a large conservation area, archaeological interest and many listed buildings.
- b. It is in proximity of other significant heritage and environmental assets. This includes the Ironbridge Gorge World Heritage Site; areas of ancient woodland; and several designated wildlife sites/areas of geological interest.
- c. Due to its mining and industrial heritage, ground conditions and potential for subsidence are important considerations.
- d. Whilst in geographical terms it is close to Telford and the M54 corridor beyond, it lacks a railway station and main road links to both. The most direct road links to Telford and the M54 corridor being via B roads crossing the Ironbridge Gorge.
- e. The road network in the town is characterised by narrow lanes and streets which do not reflect modern highway standards.

- 16.113. These same characteristics and constraints mean it is not considered a suitable location to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.114. Furthermore, the detailed strategy for achieving the proposed development guidelines for Broseley are established in the recently 'made' Broseley Neighbourhood Plan. The Neighbourhood Plan includes a small residential site allocation (for some 20 dwellings) and provision for local employment needs, through the saved SAMDev Plan employment allocation and an additional (under 1 ha) site allocated by the Neighbourhood Plan. The Neighbourhood Plan thus provides for a level of development which is of an insufficient scale to make a significant contribution to meeting Black Country development needs.
- 16.115. With respect of large sites in more rural locations removed from Broseley these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as utilise sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.
- 16.116. No potential strategic sites/settlements other than those associated with Broseley itself were identified within the Broseley Place Plan Area.

*Highley Place Plan Area*

- 16.117. The Highley Place Plan area is located in east Shropshire and is considered to have a functional relationship to the Black Country. Highley is the only significantly sized settlement within the Place Plan Area, other settlements are small and as such the character of the areas is predominately rural. The Place Plan Area lies outside the Green Belt.
- 16.118. Due to the characteristics of the settlements in the Highley Place Plan Area, the draft Shropshire Local Plan identifies only Highley itself as a specific location to accommodate development, which will contribute towards strategic growth objectives in the east of the County. Proposed development guidelines envisage the delivery of around 250 dwellings and 3ha of employment land in Highley between 2016 and 2038.
- 16.119. The levels of development proposed for Highley in the draft Shropshire Local Plan reflect the scale and sustainability of the settlement but also the known constraints. As such, Highley is

intended to deliver sufficient housing and employment land to meet local needs, rather than performing a more significant strategic role.

- 16.120. Highley is a relatively small settlement and is subject to physical, environmental and other constraints that need to be considered when bringing forward development. For example:
- a. Road connectivity between Highley and other settlement is via B roads or other minor roads and there is no main line rail station, only a heritage railway (Severn Valley Railway) linking to Bridgnorth.
  - b. The River Severn directly adjoins the settlement and forms a significant physical barrier restricting connectivity to the east (including to the Black Country). The nearest vehicular river crossings are at Bridgnorth and Bewdley which are linked by B roads.
  - c. It has an historic core to the settlement containing a conservation area, archaeological interest and listed buildings.
  - d. Due to its mining and industrial heritage, ground conditions and potential for subsidence are important considerations.
- 16.121. Due to the character of the Highley and its associated Place Plan Area, it is somewhat isolated and therefore considered less suitable to absorb a strategic or larger employment allocation, particularly as part of a contribution to the unmet employment land needs forecast to arise in the Black Country. Indeed Highley (and the Highley Place Plan Area) are considered the most remote location from the main road and rail network of all the locations being considered, with connectivity to the Black Country slow and indirect.
- 16.122. The same characteristics and constraints mean it is not considered a suitable location to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.123. With respect of large sites in more rural locations removed from Highley these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as utilise sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.
- 16.124. No potential strategic sites/settlements other than those associated with Highley itself were identified within the Highley Place Plan Area.

### *Much Wenlock Place Plan Area*

- 16.125. The Much Wenlock Place Plan Area is located in east Shropshire and is considered to have a functional relationship to the Black Country. The entirety of the Place Plan Area is located outside the Green Belt.
- 16.126. Much Wenlock is a small town and the only Key Centre within the Place Plan Area. The other settlements within the Place Plan identified as specific locations to accommodate development in the draft Shropshire Local Plan are the Community Hub village of Cressage and the Buildwas Community Cluster.
- 16.127. Proposed development guidelines for Much Wenlock envisage the delivery of around 200 dwellings and 2ha of employment land in Highley between 2016 and 2038.
- 16.128. The levels of development proposed for Much Wenlock in the draft Shropshire Local Plan reflect the scale and sustainability of the settlement but also the known constraints. As such, Much Wenlock is intended to deliver sufficient housing and employment land to meet local needs, rather than performing a more significant strategic role.
- 16.129. Furthermore, it is expected that much of the employment development to meet local needs will be delivered via the employment allocation within the Much Wenlock Neighbourhood Plan, which was to meet local needs.
- 16.130. Much Wenlock is a relatively small settlement and is subject to physical, infrastructure, environmental and other constraints that need to be considered when bringing forward development. For example:
- a. Much Wenlock is a historic settlement containing a large conservation area, archaeological interest and many listed buildings.
  - b. The town catchment has been designated as a highest category Flood Rapid Response Catchment and flood risk is a very significant local consideration, which impacts on the identification of development sites. The proposed housing allocation is underpinned by a strategy which seeks to manage flood risk to the site and existing built form within the settlement.
  - c. It is located on the A458 corridor linking to the Black Country, but it lacks a rail connection and the nearest railway stations to Much Wenlock (and its Place Plan area) are located in Telford and Shifnal.
- 16.131. The scale of Much Wenlock and the constraints to development present mean that it is not considered a suitable location to

accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.

- 16.132. As rural settlements the Cressage Community Hub and Buildwas Community Cluster have more limited infrastructure. The expectation as set out in the draft Shropshire Local Plan's strategic approach is that these smaller village settlements would accommodate more modest levels of development focused on meeting local need and maintaining settlement sustainability, rather than accommodating contribution to Black Country needs. As such, they are not considered suitable locations to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.133. Also within the Much Wenlock Place Plan Area is the large part brownfield site at the former Ironbridge Power Station, which has been identified as a new strategic settlement to contribute towards strategic growth aspirations within the draft Shropshire Local Plan.
- 16.134. This site has the capacity to accommodate a significant volume of development. Specifically, the draft Shropshire Local Plan development guidelines indicate that the new settlement will include a range of local services and facilities, around 1,000 dwellings, 6ha of employment land, and extensive green infrastructure. Extensive site remediation and new infrastructure will be required and this will shape suitable end uses.
- 16.135. Outline Planning Permission (19/05560/OUT) has subsequently been granted and a series of association Reserved Matters approved / pending consideration to facilitate this re-development. *Notably, aligning the site guideline with the capacity demonstrated by the Outline Planning Permission results in a 75 dwelling increase to the proposed housing guideline to some 1,075 dwellings between 2016 and 2038.*
- 16.136. The location benefits from road access to the M54 / A5 corridor link to the Black Country via either the A4169 / A5523 or A4169 / A442. It has no direct rail connection, although opportunities to re-establish rail services are being investigated. Furthermore, Telford station is accessible to the site.
- 16.137. This scale of development provides an opportunity to sympathetically remediate the site which has extensive areas of brownfield land and is also subject to contamination. It has been determined through the updated additional SA and site assessment process (as previously set out) that there is scope to accommodate a contribution (600 dwellings) towards the unmet housing needs forecast to arise in the Black Country.

- 16.138. The site was also considered as a potential 'reasonable alternative' to accommodate a portion of the proposed 30ha employment land contribution to the unmet employment land needs forecast to arise in the Black Country. However, it is considered that the type and amount of employment land available on the site would not offer enough flexibility of use furthermore it would only be sufficient to accommodate a proportion of the 30ha proposed contribution.
- 16.139. With respect of other large sites in more rural locations removed from Much Wenlock these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as utilise sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.
- 16.140. No other potential strategic sites/settlements other than those associated with Much Wenlock itself were identified within the Much Wenlock Place Plan Area.

*Shifnal Place Plan Area*

- 16.141. The Shifnal Place Plan area generally has a strong functional relationship to the Black Country, due to its geographical location and the presence of the M54/A5 strategic corridor which runs from east-west through it. It contains the Key Centre of Shifnal and a number of smaller settlements. Outside of Shifnal, the majority of the Place Plan area is designated Green Belt.
- 16.142. Due to the characteristics of the settlements in the Shifnal Place Plan Area, the draft Shropshire Local Plan identifies only Shifnal itself as a specific location to accommodate development, which will contribute towards strategic growth objectives in the east of the County.
- 16.143. Also reflecting the characteristics of the Shifnal Place Plan Area, the majority of the potential strategic sites/settlements are associated with the town itself. As such, these were considered as potential alternatives to SHF018b and SHF018d when considering the most appropriate site in the settlement to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.144. One exception is the site at Madeley, which adjoins the built form of Telford. 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, its location adjoining the built form of Telford means that it would likely be reliant upon it from an infrastructure perspective.

- 16.145. Furthermore, the site is wholly 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.
- 16.146. It is considered this site offers more limited opportunities, especially when compared to the option of delivering a new employment site at Shifnal, in particular the aspiration of rebalancing the town's housing and employment opportunities, as described above.
- 16.147. As such, on balance it is considered that SHF018b & SHF018d constitutes a more appropriate location to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.

*Shrewsbury Place Plan Area*

- 16.148. The Shrewsbury Place Plan Area is located in central Shropshire and is considered to have a functional relationship to the Black Country. It contains the town of Shrewsbury and a significant number of smaller settlements. The Place Plan Area lies outside the Green Belt.
- 16.149. Shrewsbury is the largest town in Shropshire and offers a significant array of infrastructure. The town is at the hub of the road and rail network in the County and is identified in the draft Shropshire Local Plan as the Strategic Centre of Shropshire and the primary focus for new development.
- 16.150. A significant number of other smaller settlements are proposed to be identified as specific locations to accommodate development in the draft Shropshire Local Plan. These are the Community Hubs of Baschurch, Bayston Hill, Bicton, Bomere Heath, Cross Houses, Dorrington, Ford, Hanwood, Longden and Nesscliffe; and three Community Clusters consisting of Albrighton; Grafton and Newbanks; and Montford Bridge West.
- 16.151. The levels of development proposed for Shrewsbury in the draft Shropshire Local Plan reflect the scale and sustainability of the settlement and the proposed strategic role intended. It includes the delivery of around 8,625 dwellings (proposed to be increased to 8,975 dwellings – see Chapter 8 of this document) and making available around 100ha of employment land to create choice and competition in the market. This new housing and employment development seeks to make provision for the existing needs of the town and its rural hinterland and attract inward investment.
- 16.152. Employment land to be made available consists of existing allocations, provision on new allocations and windfall development opportunities.

- 16.153. Proposed new employment land allocations consists of a minimum of 5ha on the land between Mytton Oak Road and Hanwood Road, Shrewsbury (SHR060, SHR158 & SHR161) sustainable urban extension; and around 45ha on a dedicated employment allocation to the west of the A49, Shrewsbury (SHR166).
- 16.154. SHR166 is intended to perform a strategic employment role, being capable of delivering a range of employment uses, including B2 and B8 uses. Flexibility to deliver the whole range of employment uses on this site has however subsequently been impacted by heritage considerations raised by Historic England and the designation of the site of a temporary Roman marching camp as a Scheduled Monument. It is acknowledged that this issue is yet to be discussed fully at the Examination and is likely to form part of the considerations for Stage 2 hearing sessions.
- 16.155. The strategy also reflects the potential development opportunities presented by the delivery of the North West Relief Road (NWRR). It is identified that there is potential for additional windfall commercial development between the development boundary and the NWRR once constructed, where an appropriate access can be achieved.
- 16.156. It is acknowledged that Shrewsbury as a strategic settlement on the M54/A5 corridor offers a potential alternative location to Shifnal to deliver a strategic site to contribute to meeting Black Country employment need.
- 16.157. However, the town is sited centrally in Shropshire and therefore lies further to the west on the corridor and a significantly greater distance than Shifnal from the Black Country. Distance is a significant factor in meeting unmet employment land need forecast to arise in the Black Country. This is because an employment land contribution to an unmet need, is intended to:
- c. Provide land for organisations that would have previously sought such opportunities in the location the need arises, i.e. the Black Country; and
  - d. Provide employment opportunities for those that would previously have sought such opportunities in the location the need arises.
- 16.158. For both these considerations, to be an attractive alternative to meeting the need in its original location, it must be within a location that meets geographic needs and is in a location considered commutable, preferably by sustainable means. As such, connectivity, ideally by sustainable forms of transport, to the Black Country is a key factor when determining if a contribution is appropriately located.

- 16.159. This is an important distinction to accommodating a contribution to unmet housing needs, where occupiers migrate to this provision and associated employment opportunities are also provided (as is the case in the context of the proposed Shropshire contribution to the unmet housing need forecast to arise in the Black Country).
- 16.160. As a result, it is considered that Shrewsbury does not constitute an appropriate location to accommodate any of the proposed 30ha contribution to the unmet employment land needs forecast to arise in the Black Country.
- 16.161. By way of comparison between Shrewsbury and Shifnal:
- a. Unsurprisingly travel times and costs from Shrewsbury to the Black Country are greater than at Shifnal by both road and rail. For example, rail journey times from Shifnal to Wolverhampton are in the range of 23 to 25 minutes by rail for a cost of around £7 to £9 for an open return. Whereas rail journey times from Shrewsbury to Wolverhampton are in the range of 39 to 51 mins at a cost ranging between around £13 to £17 (standard fares identified as of March 2024).
  - b. Distances and accessibility to Shrewsbury railway station vary significantly across potential employment sites in and around the town. However, since Shifnal is a compact settlement there is generally good proximity to the station and for example, from the proposed strategic employment area to the station which is within a 20 minute walking distance.
  - c. Research suggests that representative road travel times from Shifnal to Wolverhampton centre (around 14 miles) vary from around 30 minutes to 55 minutes and travel to Dudley centre (20 to 22 miles) around 40 minutes to 1 hour 20 minutes dependent on route and time of travel. Whereas Shrewsbury town centre to Wolverhampton (about 31 miles) is approximately 45 minutes to 1hour 25 minutes and to Dudley (37 miles approximately) 1 hour to 1hour 50 minutes.
  - d. Shifnal is also closely located for access to Telford as well as the larger centres of population within the West Midlands. Considering wider logistics efficiency, the journey distances set out above would equally apply to companies servicing the employment delivered on any strategic site where these have journeys originating and /or terminating the wider West Midlands and further afield to London and the south-east.
- 16.162. The additional preference of Shifnal over Shrewsbury to accommodate the proposed 30ha contribution to the unmet employment land need reflects the Council's intention to grasp the unique opportunity to deliver an employment site which addresses

the structural needs of Shifnal as well as, being in the Council's opinion, best placed to serve employment land requirements of the Black Country. In doing so the settlement offers a 'dual role' in being best placed to serve both local employment needs, but also offering the opportunity to support cross boundary needs in a measured and sustainable manner.

- 16.163. As described in preceding paragraphs, the allocation of a large strategic employment site at Shifnal would have a hugely significant role in addressing the imbalances between housing and employment opportunities in Shifnal described and set out further within the Green Belt Exceptional Circumstances paper (EV051). This is considered to constitute a unique opportunity to achieve planned employment growth to balance recent housing growth, much of which was granted permission due to the consequences of the Council not being able to demonstrate a five year housing land supply in 2013/14.
- 16.164. As rural settlements the Community Hub and Community Cluster settlements in the Shrewsbury Place Plan area have more limited infrastructure – with significant differences in provision within these settlement. The expectation as set out in the draft Shropshire Local Plan's strategic approach is that these smaller village settlements would accommodate more modest levels of development focused on meeting local need and maintaining settlement sustainability, rather than accommodating contribution to Black Country needs.
- 16.165. As such, these settlements are not considered suitable locations to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.166. A range of strategic scale sites around Shrewsbury and in locations detached from the town have been promoted and considered by the Council. The merits of these sites have been fully assessed and documented in the site assessments that form part of the updated additional SA and site assessment. The Council considers that the issue identified with regard to proximity for sites associated with Shrewsbury, equally apply to strategic sites within the Shrewsbury Place Plan Area. As such, these sites are not considered suitable locations to accommodate any of the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.167. With specific regard to site BWU001 which is a potential strategic sites/settlement located between Shrewsbury and Telford, south of the A5, there are a number of significant constraints which mean that the Council consider it is an inappropriate location to accommodate

the proposed 30ha contribution to the unmet employment land need forecast to arise in the Black Country. This includes:

- a. The site is located in proximity to but some distance from the M54/A5 strategic corridor and any connection to it and the Black Country beyond would be via B roads.
- b. Given the distance from the M54/A5 strategic corridor and nature of potential connections it is unclear whether the site would be attractive as a centre for employment.
- c. 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).
- d. There are possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool.
- e. The site contains woodland, mature trees, ponds and the stream/brook along the northern boundary forms an environmental network corridor.
- f. The site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium).
- g. 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.

16.168. Additionally in respect of large sites in more rural locations removed from Shrewsbury these generally lack transport and other suitable infrastructure restricting capacity to directly access services and facilities as well as sustainable modes of transport. In these locations therefore significant improvement of local infrastructure would be required to improve site sustainability to a level that is considered appropriate to support a strategic employment site.

#### *Strategic Sites*

16.169. As documented within the SA and site assessment environmental report (SD006.01), potential strategic sites/settlements are large sites of more than 25ha in size, which are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire.

16.170. For completeness, the Council considered all potential strategic sites/settlements when assessing potential 'alternative options' to Green Belt release. However, for the reasons documented within this topic paper and the site assessments which form the appendices to the updated additional SA and site assessment work, the Council

does not consider that any of these sites constitute an appropriate location / or more appropriate location (including with regard to implications for the Green Belt) to accommodate the proposed contributions to unmet employment land needs forecast to arise within the Black Country.

### **Shifnal Proposed Release of Green Belt- Consideration of Reasonable Options**

- 16.171. The draft Shropshire Local plan has considered the requirements in Chapter 11 of the NPPF in relation to 'Making effective use of land' and this is embedded in strategic, site and detailed development management policies. The development guidelines identified for sites proposed for allocation in the draft local plan are individually tailored to seek to deliver development densities which reflect site constraints, the local context, and deliver an appropriate range of housing and employment types to meet need and support the sustainability of Shropshire as informed by the strategic approach and a range of supporting evidence.
- 16.172. The main considerations relevant to each site are identified in the SA site assessments. This has resulted in proposed allocations with a range of development densities as considered appropriate to reflect each site and its local context. Whilst there has been a generally cautious approach to the identification of expected scale of delivery on individual sites, in the event these are exceeded, additional delivery will positively contribute to windfall requirements across the County. It is not however considered that greater efficiencies in land use, should they be forthcoming, would negate the need for Green Belt release to provide a specific strategic employment to meet the dual needs of providing employment for Shifnal and which is proposed to contribute to the employment land need for the Black Country.
- 16.173. The Council have also, as required by paragraph 146 of the NPPF, considered and made as much use as possible of suitable brownfield sites and underutilised land. Potential brownfield sites are considered in the SA site assessments. Indeed, two substantial strategic brownfield sites have been identified for allocation at Clive Barracks, Tern Hill (Policy S19) and the Former Ironbridge Gorge Power Station (Policy S20).
- 16.174. The Council, having initially identified Shifnal as requiring employment development and, latterly, the most suitable location to accommodate the contribution to meeting the Black Country employment contribution, have also given due consideration to whether there are specific opportunities to accommodate the

required scale of employment development on safeguarded land, brownfield sites or otherwise within the existing built form of Shifnal, including through densification, rather than amending the Green Belt boundary and releasing land for development at Shifnal. This is set out in EV051.

16.175. Paragraphs 8.64 to 8.72 of EV051 set out an Assessment of All Other 'Reasonable Options' focused on Shifnal. This included consideration of scope to use existing safeguarded land and the availability of brownfield and non-Green Belt sites at Shifnal. The conclusion reached is that these are either not available or not viable options.

16.176. The proposals for Green Belt release have also been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development. This is set out in paragraphs 8.82 to 8.87 in relation to Shifnal and it is concluded that this is not an appropriate option.

### **Green Belt Performance**

16.177. Given the lack of alternative reasonable options to accommodate the significant employment requirement identified at Shifnal, Green Belt release options were considered.

16.178. Green Belt assessment and review studies were commissioned at an early stage of Plan preparation to support site assessment work and identification of preferred options. This evidence, produced by the Council's consultants LUC, provided an independent, robust and transparent assessment of the role and performance of Green Belt across Shropshire and identified what level of harm to Green Belt might result from any specific release.

16.179. The Stage 1 study - Green Belt Assessment divided all of the Green Belt within Shropshire into 85 discrete land areas and assessed the extent to which they serve the Green Belt purposes (as defined by the NPPF). The aim of this was to assess the relative performance of the Green Belt within the whole of Shropshire.

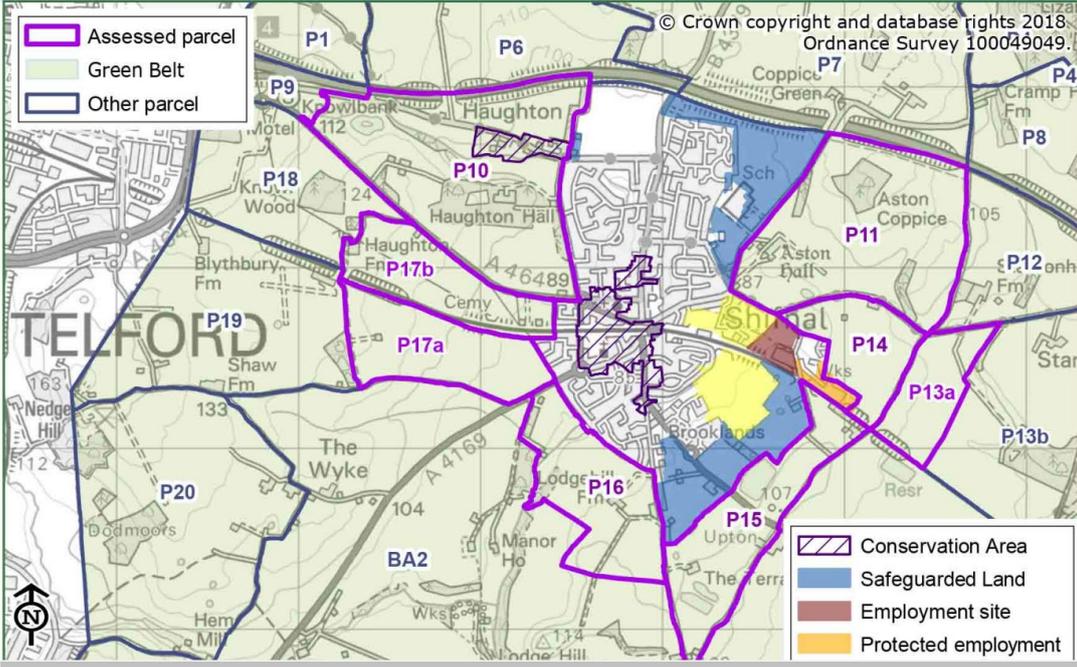
16.180. The Stage 2 Green Belt Study took the findings of the Stage 1 Assessment regarding the contribution of parcels to the Green Belt purposes and with this knowledge considered the potential harm of removing area from the Green Belt, taking into account the impact on the integrity of the remaining Green Belt land and the strength of the remaining Green Belt boundaries.

16.181. The Stage 2 Green Belt Study built on the foundation of the Stage 1 Green Belt assessment work. It looked in greater detail at more focused areas around existing Green Belt settlements (Albrighton, Alveley, Bridgnorth and Shifnal) , as well as around Cosford village

and military base, and Junctions 3 and 4 of the M54 motorway, these having been identified as potential strategic geographical locations to meet development needs and support a sustainable pattern of future growth in the County.

- 16.182. The Stage 2 Green Belt Study quantifies as part of that assessment not only the degree of potential 'harm' to the Green Belt of releasing each individual parcel but identifies any sub-areas where harm may be lower than the release of the parcel as a whole. This is presented in tables and maps summarising the harm of release of parcels or any sub-parcels. Additionally the Stage 2 Study considers scope for suitable alternative Green Belt boundaries and any potential mitigation / boundary enhancement measures that could be implemented to minimise harm to the Green Belt.
- 16.183. All this information has been considered and reflected in the relevant SA Site assessment.
- 16.184. Shifnal Green Belt assessment outcomes from the two LUC studies are set out in paragraphs 8.42 to 8.53 of EV051 and main other planning considerations summarised in paragraphs 8.54 to 8.63.
- 16.185. The areas of land proposed for release from the Green Belt, specifically to allow for the growth and expansion of the employment area around Shifnal (together with an adjoining area of safeguarded land) comprise land identified as P13a and P14 in the LUC Green Belt review study. This land which lies east of Shifnal Industrial Estate is around 53ha.

**Figure 16.1 Extract LUC Green Belt Review Study:  
Appendix 7 – Shifnal**



16.186. Ultimately, it is considered the Council's existing evidence presented in the Green Belt Assessment (EV049); Green Belt Review (EV050); the Exceptional Circumstances Statement (EV051) and Site Assessments (SD006) have fully presented the rationale for the proposed release of Green Belt in Shifnal on the proposed employment allocation (SHF018b and SHF018d) having considered all reasonable options for accommodating development on non-Green Belt options. It is also acknowledged this proposed release of Green Belt land at Shifnal is yet to be subject to examination.

***Reasoning: Why the Site Proposed to Accommodate Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country***

16.187. The updated additional SA assessment summarises the conclusions of this assessment work, including the reasons this site is proposed to accommodate the proposed contribution to the unmet employment land need forecast to arise in the Black Country.

*Exceptional Circumstances*

16.188. In broad summary, the council's exceptional circumstances argument recognised the following key considerations in support of proposed allocation of SHF018b and SHF108d. These considerations are equally applicable to the identification of this site for the purposes of accommodating Black Country unmet need:

- a. Supports addressing dormitory status of Shifnal – and in particular reduces out commuting to Black Country.
- b. Strategically located on the M54 Corridor.
- c. Supports aspirations of the Economic Growth Strategy, including having potential to attract inward investment.
- d. Supports strategic role, function and sustainability of Shifnal (including infrastructure delivery).
- e. Improves existing provision of employment at Shifnal, and rebalances the town's recent growth profile.
- f. Meets the needs of Shifnal businesses.
- g. Acknowledges the site's Green Belt performance.

16.189. In addition to the site's strategic role to attract inward investment, the Council are aware of a proactive landowner and prospective developer for the proposed employment site. Publicly available information provides evidence of the intention to bring forward the site promoted by Harrow Estates for employment development, and it was reported in January 2023 that property developer Stofords have been appointed as the specialist delivery partner to support the proposals for strategic employment land.

**Table 16.1: Site Identified to Accommodate the Proposed Contribution to the Unmet Employment Land Need Forecast to Arise in the Black Country**

Site Reference	Site Name	Draft Policy	Total Capacity	Black Country Contribution	Summary
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 151 of 151</p> <p>SP018b &amp; SP018d</p>	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	S15.1	39 hectares (15.6ha net development)	30ha 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.</p> <p>Whilst the site is located within the Green Belt, it is considered that consideration of all other reasonable options has been undertaken and exceptional circumstances exist to justify the release of this land for employment, as documented within the new Housing &amp; Employment Topic Paper and 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>

***Implications of the Proposed Site Identified to Accommodate the Proposed Contribution to the Unmet Housing Need Forecast to Arise in the Black Country***

- 16.190. The submission version of the draft Shropshire Local Plan included a proposed contribution of 30ha of employment land to the Black Country, but proposed that this would be achieved through the proposed spatial strategy for the level and distribution of development across Shropshire.
- 16.191. To ensure the effectiveness of the draft Shropshire Local Plan, specific sites have been identified to accommodate this proposed contribution to the unmet employment land need forecast to arise in the Black Country.
- 16.192. Main modifications will be required to the draft Shropshire Local Plan to reflect this proposed change – including to draft Policy SP2 and its supporting text; and draft Policy S15.1 and its supporting text.

## 17. Employment Land Supply

- 17.1. The employment land supply is summarised in EV012 Shropshire Authority Monitoring Report (2020). This identifies an employment land supply of 413 hectares(ha) to meet the needs of the County and the demands of the local economy to 2038.
- 17.2. The employment land supply comprises a committed supply (102ha) and 'saved' employment allocations (128ha) with proposed, new allocations (134ha) in the centre, east and south of the County.
- 17.3. Figure 17.1 identifies the strategic distribution of employment land through the settlement hierarchy.

**Figure 17.1: Distribution of Employment Land Supply**

Location	Hectares	%
<b>Urban Focus</b>	<b>344</b>	<b>83</b>
Strategic Centre	105	25
Principal Centres	155	38
Key Centres	84	20
<b>Rural Development</b>	<b>70</b>	<b>17</b>
Strategic Settlements	12	3
Community Hubs	10	2
Community Clusters	4	1
Rural Areas	44	11
<b>SHROPSHIRE</b>	<b>413</b>	<b>100</b>

- 17.4. The detailed scale and distribution of the employment land supply for the plan period 2016 to 2038 is shown in Table 17.1. In the first four years of the plan period from 2016 to 2020, employment development of just below 50ha was completed in the County.
- 17.5. If the 50ha of completed employment land is discounted from both the available supply and the proposed requirement, it can be concluded there is **sufficient deliverable or developable employment land supply of 363ha of employment development for the period 2020 to 2038 to support a residual requirement of 270ha (comprising 320ha minus 50ha).**
- 17.6. The remaining employment land supply of 363ha would exceed the remaining employment land requirement of 270ha by **around 35%**.

**Table 17.1: Strategic Employment Land Supply (31<sup>st</sup> March 2020)**

Location	Completions	Permissions	Allocations		SUMMARY OF SUPPLY
			Saved Sites without Permission	Proposed in Draft Plan	
			hectares		
SHROPSHIRE	50	102	128	134	412
Strategic Centre Shrewsbury	8	38	9	50	105
Hubs		0.2			0.2
Clusters					
Principal Centres	15	23	84	33	155
Hubs	3	3			6
Clusters	0.5	3			4
Key Centres	3	10	33	39	84
Hubs	1	2	1.4		4
Clusters	0.01				0.01
Strategic Settlements:					
Clive Barracks, Tern Hill				6	6
Former Ironbridge Power Station				6	6
Rural Settlements & Countryside	20	23	0.3		43

## ***Aligning Employment with Housing and the Population of Shropshire***

- 17.7. A key step towards sustaining the growth of the local economy and achieving the levels of employment growth is the provision of labour within or accessible to businesses within Shropshire.

### ***Evidence on Labour Supply***

- 17.8. This seeks to align the employment land requirement to the housing requirement to secure balanced growth through the strategy in the draft Submission Local Plan. This assessment supports the Council's submissions on labour supply for Matter 4 of the Stage 1 Examination Hearings. This supports evidence presented in (EV043) Shropshire Economic Development Needs Assessment, (EV112) Employment Requirement Topic Paper and (GC4n) Employment Strategy Topic Paper. This matter was first explored in (EV003.01) Issues and Strategic Options Consultation and (EV004.01) Preferred Scale and Distribution of Development Consultation.

### ***Jobs Growth and Housing & Employment Requirements***

- 17.9. The Experian Baseline Forecast presented in the (EV043) EDNA (Tables 8.1 and 8.3 pages 98 and 100) projected a baseline jobs growth forecast for 16,700 jobs in Shropshire from 2016 to 2038. This forecast for the adjusted baseline employment land need of 250ha would deliver around 67.07jobs/ha at the average density for development recorded in Shropshire.
- 17.10. An uplift of 15% to the baseline employment land need from 250ha to 290ha would require a further 40ha of employment land. This would provide a further 2,683 jobs (40 x 67.07jobs/ha) increasing the jobs growth forecast to 19,383 jobs.
- 17.11. A contribution of 30ha of employment land towards unmet employment land needs in the Black Country would provide a further 2,012 jobs (30 x 67.07jobs/ha) increasing the baseline jobs growth forecast to 21,395 jobs as shown in Table 17.2.

***Table 17.2: Projected Jobs Growth in Shropshire to 2038***

<b>Components of Employment Land Requirement</b>	<b>Employment Land (hectares)</b>	<b>Jobs per hectare</b>	<b>Projected Jobs (number)</b>
<b>Experian Baseline Forecast</b>	<b>249</b>	<b>67.07</b>	<b>16,700</b>
<b>Uplift to Requirement 15%</b>	<b>40</b>		<b>2,683</b>
<b>Contribution to Black Country</b>	<b>30</b>		<b>2,012</b>
<b>TOTALS</b>	<b>320</b>		<b>21,400</b>

- 17.12. The primary employment land uses for Class B and equivalent land uses identified in Draft Policy SP13, will require the greater proportion of the employment land supply but comprise only part of this jobs growth forecast.
- 17.13. The baseline forecast for 16,700 jobs indicates 6,590 jobs would be provided in Class B or equivalent jobs. This is equal to 39.46% where 6,590 jobs are divided by 16,700 jobs. An uplift of 15% to the employment land need for a further 40ha of land would deliver a total of 2,683 jobs with 1,058 jobs in Class B or equivalent jobs. This would deliver 7,648 jobs in Class B or equivalent uses.
- 17.14. A contribution of 30ha of land towards unmet employment land needs in the Black Country would provide a total of 2,012 jobs with 794 jobs in Class B or equivalent uses.
- 17.15. Class B or equivalent land uses would provide for around 8,440 jobs from the overall jobs growth forecast as shown in Table 17.3.

**Table 17.3: Projected Class B & Equivalent Jobs Growth in Shropshire to 2038**

Components of Employment Land Requirement	Projected Jobs (number)	Proportionate Provision (%)	Projected Class B Jobs
Experian Baseline Forecast	16,700	39.46	6,590
Uplift to Requirement 15%	2,683		1,059
Contribution to Black Country	2,012		794
<b>TOTALS</b>	<b>21,400</b>		<b>8,440</b>

### **Labour Force Growth**

- 17.16. The EDNA (EV043) identifies in Table 8.11 the demographic population modelling outputs for the three future labour supply scenarios tested in the needs assessment.
- 17.17. These three scenarios assessed the:
- 2014-based Sub-National Population Projections (SNPP) which anticipated the provision of 19,975 dwellings to increase the labour supply by +1,979 persons seeking employment in Shropshire.
  - Standard Methodology to calculate the local housing need anticipated +5,919 dwellings would be provided to deliver 25,894 dwellings to increase the labour supply by +7,538 persons seeking employment in Shropshire.
  - Proposed housing requirement in the draft Submission Local Plan for 30,800 dwellings would provide +4,906 dwellings and increase the labour supply by +12,145 persons seeking employment in Shropshire.

17.18. The Council now propose to uplift the housing requirement to 31,300 dwellings to provide an additional +500 dwellings. Table 17.4 shows how the projected labour supply increases to +12,615 persons who are seeking employment in Shropshire.

**Table 17.4: Projected Labour Supply to 2038**

EDNA Future Labour Supply Scenarios	Dwelling Provision 2016 - 2038	Net Dwelling Growth	Net Dwellings to Net Labour	Net Labour Growth	Projected Labour Growth
2014-based SNPP	19,975				1,979
Local Housing Need from Standard Methodology	25,894	5,919	0.94	5,559	7,538
Housing Requirement 2022	30,800	4,906	0.94	4,607	12,145
Updated Housing Requirement 2024	31,300	500	0.94	470	12,615

17.19. The proposed employment land requirement for 320ha would now seek to deliver a jobs growth forecast for 21,400 jobs to 2038. This reflects the aspirations in the (EV044) Shropshire Economic Growth Strategy to deliver a 'step change' in the performance and productivity of the local economy, as set out in (GC4n) Employment Strategy Topic Paper. These objectives are important, although projected labour force growth at +12,615 persons would not entirely support the jobs growth forecast at 21,400 jobs.

17.20. The EDNA (paragraphs 8.47 – 8.57) recognised this challenge to align jobs growth and projected labour force growth. The EDNA recognised that in-migration would largely drive population growth in Shropshire. Further, the 2014-based SNPP indicated this would attract significant numbers in the 65+ age cohorts. This would mean that increasing the housing supply would offer limited returns to the size of the working age population in Shropshire.

17.21. In recognising the challenge to align jobs growth with future labour supply, the Council consider this challenge cannot simply be addressed through managing the number, size, type and mix of dwellings delivered by the housing requirement in the hope of attracting more working age migrants.

17.22. In Shropshire, the means to address this challenge will extend to the existing resident and working populations and the ageing demography of the County. In turn, this also captures broader challenges with the ageing population of the United Kingdom.

## ***Ageing Demography of the United Kingdom***

- 17.23. In December 2022, the House of Lords Economic Affairs Committee published their report *'Where have all the workers gone'*. This addressed the impacts of the pandemic on economic inactivity, with an additional 565,000 persons leaving the national workforce. This Report highlighted the four key causes of increasing sickness, changes in the structure of migration, increasing early retirement and the ageing UK population. This showed how the increase in worklessness among older people reversed the pre-2020 UK trend.
- 17.24. The House of Lords report followed preceding reports on the economic implications of the ageing population of the UK:
- UK Government - Fuller Working Lives (2017):
    - a. This identified around 1 million people aged 50 – 64 years were workless but were willing to work but this 'missing million' were not being 'encouraged' to seek employment nor 'enabled' to enter the workplace.
  - CIPD (Chartered Institute of Personnel and Development) - Megatrends Report: *'Ageing Gracefully: the opportunities of an older workforce'* (2019):
    - a. Identified that in 2019, the 'missing million' aged 50 – 64 years reduced by 175,000 persons to 825,000 persons as a result of these age cohorts taking a disproportionate number of jobs within the increasingly tighter labour market from 2017.
    - b. Identified a longer term trend for a greater contribution of labour from older age cohorts of 65+ years. By 2019, an additional 570,000 older people entered employment and 65+ years contribute up to 400,000 persons. This indicated the 'missing million' were likely part of a group that was three times larger.
    - c. In benchmarking strategic objectives for developing people and employer organisations, the CIPD conclude that an ageing population may be a good problem to have, offering experienced, knowledgeable and qualified people able to bring a premium to the performance, productivity and value of a local economy.
- The House of Lords report indicates the Covid pandemic slowed the effects of the changes identified by the CIPD. An additional 565,000 persons have become workless and the CIPD have set out the challenge of capturing the potential of the existing labour supply.

## ***Managing Shropshire's Labour Force – the resident population***

- 17.25. Shropshire is the largest local authority in the West Midlands and whilst it has an ageing population, the County also has a significant

'economically active' resident population of 154,421 people with a significant number of qualified workers at NVQ3+ levels.

17.26. A challenge for the County is to retain more resident workers within the employment market and to address key areas of worklessness that reduce the economic activity of the resident population. Table 17.3 briefly describes these opportunities.

**Table 17.3: Worklessness by Age Cohort in Shropshire**

Worklessness Categories	Worklessness by Age Cohort (persons)					TOTALS
	16-24	25-34	35-49	50-64	65+	
Unemployed	1,548	1,161	1,190	1,660	184	5,743
Students	8,565	547	328	174	73	9,687
Carers	462	1,792	2,865	3,703	992	9,814
Retired Persons	12	13	104	8,556	68,868	77,553
Long Term Sick	454	1,117	2,268	4,373	1,363	9,575
Other Reasons	1,115	1,327	1,553	2,129	588	6,712
<b>TOTALS</b>	<b>12,156</b>	<b>5,957</b>	<b>8,308</b>	<b>20,595</b>	<b>72,068</b>	<b>119,084</b>

**Census 2021.**

*Economic Activity - Unemployment*

17.27. Census 2021 records unemployment at 5,743 persons or 3.72% of the resident working age population of 154,421 people. These people are seeking work and waiting to enter the workforce in the County. Although this is a low rate of unemployment, it is high for Shropshire. This compares with a 3.0% rate recorded in the NOMIS Labour Market Profile 2021. The current rate of 3.72% at 5,743 persons would be expected to fall to 3.0% at 4,633 persons as the local economy recovers its stability. This fall in unemployment from 3.7% to 3.0% would be expected to release around 1,110 resident workers to the local labour supply.

*Economic Inactivity – Mature Students*

17.28. Census 2021 records a robust student population totalling 9,687 persons in Shropshire. This covers a broad range of age cohorts including 1,050 mature students of working age from 25 to 64 years and over 70 mature students of 65+ years. Mature students are considered to be largely seeking retraining and re-employment opportunities and largely resident in the County. Where mature students of working age return to the local labour market or defer their retirement this would deliver around 1,050 workers back into the local labour supply.

### *Economic Inactivity – Young Carers*

- 17.29. Census 2021 records an extensive resident 'carer' population of 9,814 persons from 16 to 65+ years. In later life, many people adopt caring roles in the home or for dependents as a lifecycle choice or responsibility. For young carers, the role of caring should be a temporary life choice leading on to employment in due course. Young carers from 16 to 34 years would be expected to follow this pathway during the period to 2038, returning up to 2,250 people back into the local labour supply.

### *Economic Inactivity – Early Retirees*

- 17.30. Census 2021 records 8,556 persons in early retirement in Shropshire aged between 50 – 64 years, despite national policy to defer the state pension age to 67 years. Whilst early retirement may arise for a number of reasons, including occupational restrictions on the length of careers or structural changes with the business sector, the proposed employment growth in Shropshire may offer some people an opportunity to continue their career in a different business sector or occupation. Where only 10% of early retirees return to work in this way, this would return around 850 persons back into the local labour supply.

### *Economic Inactivity – Deferred Retirement: extending the state pension age in an ageing population*

- 17.31. Census 2021 records a significant retired population of 68,868 persons 65+ years in Shropshire. This reflects the significant ageing population in Shropshire. This is a significant issue and financial burden on both the public sector and family resources as people enter retirement, old age and make later life choices.
- 17.32. For younger age cohorts in retirement from 65 - 74 years, opportunities may still exist to seek alternative occupations and remain active in the local economy. This is expected to be an increasingly popular choice through the period to 2038. The current levels of inactivity in these age groups where individuals had worked within the last 12 months indicates the possible levels of deferred retirement in Shropshire.
- 17.33. Individuals aged 65 – 69 years who had worked in the last 12 months but were currently economically inactive were found to number around 1,223 persons. Individuals aged 70 – 74 years who had worked in the last 12 months but were currently economically inactive were found to number around 655 persons. From the total economically inactive retired population of 68,868 persons the proportion of deferred retirees likely to seek further employment would be around 1,880 persons equal to 2.73%.

### ***Managing Shropshire's Commuting Relationships – the working population of Shropshire***

- 17.34. Shropshire is the largest local authority in the West Midlands and provides housing, employment and service opportunities that support communities within and beyond the County boundary. This includes the Black Country with the West Midlands region and across the English border into Wales within the area known as 'The Marches'.
- 17.35. These extensive functional relationships bring a significant working population into the County to complement the working population. Shropshire Council particularly recognises the importance of this strong functional relationship between the County and the Black Country Local Authorities.
- 17.36. In seeking to assist the Black Country Authorities with their unmet employment needs, it will be important to sustain the capacity of the Black Country to continue to meet their own labour needs in accordance with NPPF, paragraph 81. Seeking to support their employment need through commuting to Shropshire, in addition to migration, will help to achieve this important objective. This seeks to relieve the pressures on the Black Country, from businesses in need of development opportunities and from labour in need of employment, without causing an irreversible migration of labour into neighbouring areas to the detriment of the Black Country economy.
- 17.37. Shropshire Council considers there are two closely related scenarios to encourage changes to the commuting patterns from the Black Country to achieve this outcome: Scenario 1 - Encouraging an increase in the rate of out-commuting from the Black Country to Shropshire currently of 2,200 persons by achieving a doubling of this rate through the provision of sufficient employment land to provide a further +2,200 jobs in Shropshire; Scenario 2 - Encouraging an increase in the rate of out-commuting from the Black Country to Shropshire currently of 2,200 persons to achieve an equilibrium with the out-commuting from Shropshire into the Black Country currently of 4,615 persons through the provision of sufficient employment land to provide a further +2,400 jobs in Shropshire.
- 17.38. Shropshire Council would intend that the commuting relationship between Shropshire the Black Country Authorities would move towards an equilibrium in these two counter flows by Shropshire attracting or retaining around +2,300 commuters. Indeed, data from the Council's Strategic Housing Market Assessment (SHMA) Part 1 (EV097) (page 16) would indicate this is a general trend already occurring in Shropshire, with a notable reduction to the level of net out migration occurring between 1991 and 2011.

*Marches Forward Partnership – cooperation and functional relationships across national borders*

17.39. Shropshire Council has now formed a partnership with Herefordshire Council, Powys and Monmouthshire County Councils to seek investment and co-ordinated policy and initiatives within The Marches. This partnership will help to support our functional relationships these other authorities and with their communities who use the services of Shropshire or work in this County.

17.40. These four local authorities enclose the national border between England and Wales. This captures different regulatory and policy frameworks but the partnership has formed around shared interests and common issues in challenging times, where Covid-19 among other influences calls for new ways of working.

17.41. The landscapes, communities, functional market areas and common experiences of living in The Marches provides a mutuality which is advocated in NPPF paragraph 81 to build strong and competitive economies where (our emphasis):

***"Planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."***

17.42. Shropshire has strong relationships with Welsh Authorities through the availability of employment and labour. This commuting relationship provides 4,651 persons from Shropshire working in Wales and 6,883 persons working in Shropshire from Wales.

17.43. The Council considers that the aspiration in the strategy for the Submission Local Plan will help to support this functional relationship. It is considered that this support will help to balance Shropshire's commuting relationships with the capacity to increase in-commuting from Wales to Shropshire.

17.44. A reasonable growth in this relationship of +15% would bring an additional labour supply of 1,030 working age people to Shropshire.

***Conclusion***

17.45. Shropshire's future labour force will be derived from a number of sources to 2038; housing growth being one area but likely to be complemented by structural changes to the county's existing resident

population and continuing trends towards providing an 'equilibrium' in commuting patterns.

17.46. Table 7.4 summarises this considered position using the reasonable adjustments outlined above to identify a future labour supply of up to 25,420 persons to meet a projected jobs growth of 21,400 jobs including Class B or equivalent jobs of around 8,440 jobs.

**Table 7.4: Shropshire Labour Supply Balance 2024**

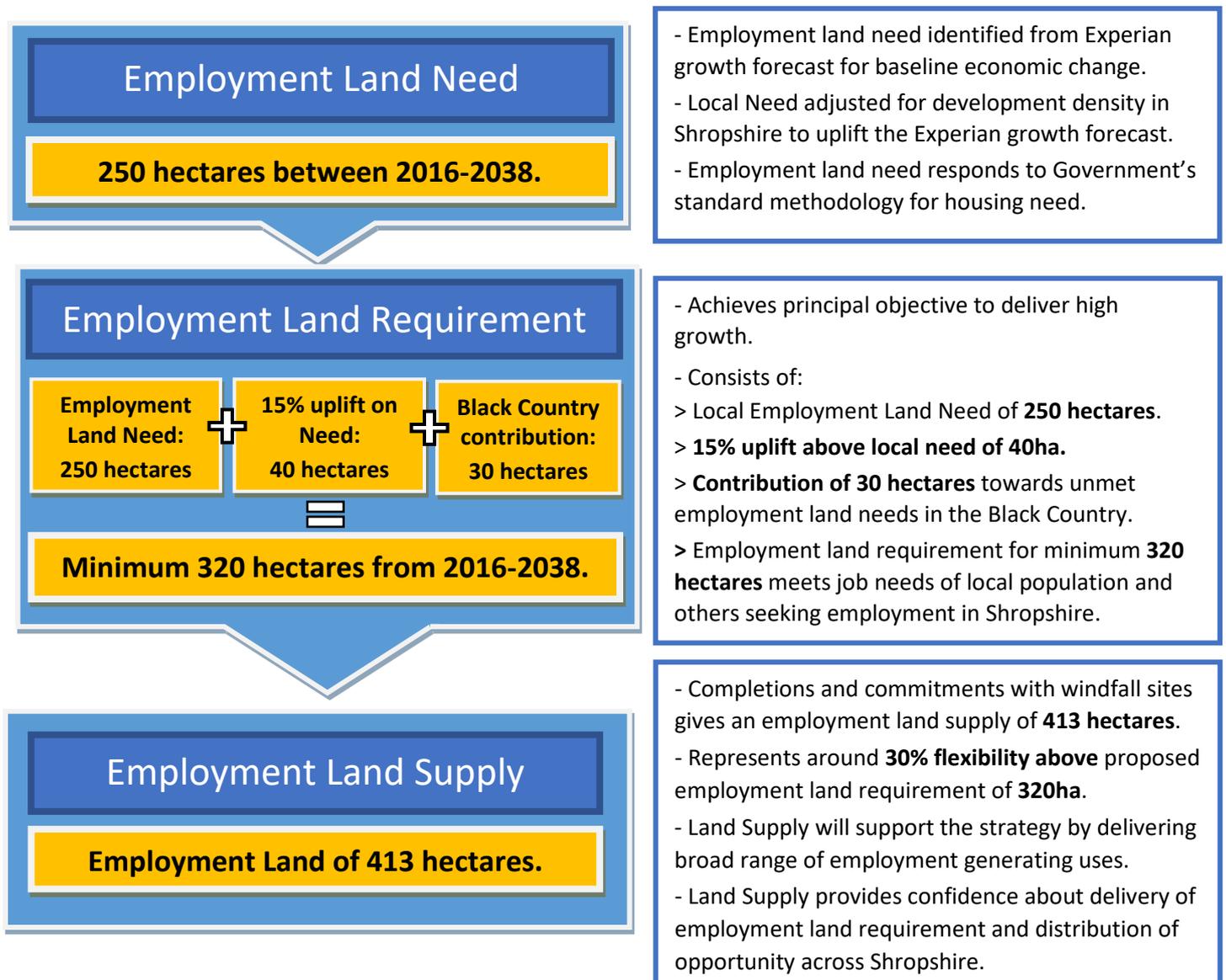
Factors	Influences	Experian Baseline uplifted 15% PLUS 30ha
		numbers
PROJECTED EMPLOYMENT GROWTH	Overall Employment Generation	21,400
	- Office, Industrial, warehousing/logistics	8,440
PROJECTED LABOUR FORCE GROWTH Migrant Labour Force Growth	- working age migrants from anticipated trends including: in-migration from ABCA through meeting 1,500 dwellings of unmet housing need	12,615
Managing Shropshire's Commuting Relationships with Neighbouring and Closely Related Authorities	- to influence commuting patterns by 5,665 persons towards equilibrium	2,335
	- PLUS commuting between Shropshire and ABCA through meeting 30 hectares of unmet employment land need	2,300
	- PLUS commuting from Wales by +15% from current 6,883 persons through the Marches Forward Partnership	1,030
Managing Unemployment and Economic Inactivity	- Unemployment 2021 reduced by 0.7% (5,743 persons at 3.72% reduced to 4,633 persons at 3.0%)	1,110
Census 2021	- Mature Students 25 - 64 years seeking employment (from total of 9,687 persons)	1,050
	- Young Carers 16 - 34 years seeking employment (from total of 9,844 persons)	2,250
	- Early Retirees 50 - 64 years seeking employment (8,556 persons at 10%)	850
	- Retirees 65 - 74 years seeking employment (68,868 persons at 2.73%)	1,880
Labour Force Premium	- employment growth attracting more in-commuters	
	- improving housing choice attracting more working migrants	
<b>TOTAL LABOUR SUPPLY</b>		<b>25,420</b>

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## 18. Summary: Employment Land Need, Requirement and Supply

18.1. Figure 18.1 summarises employment land need, a contribution towards unmet employment land need in the Black Country and an uplift of 15% in the proposed employment land requirement above need. Figure 18.1 also identifies the total employment land supply.

**Figure 18.1: Summary of Employment Land Need, the proposed Employment Land Requirement and Employment Land Supply**



## **19. Strategic Distribution of Planned Development**

### ***Introduction***

19.1. This section of the updated Topic Paper addresses the proposed strategic distribution of planned development, which establishes the overarching approach to the distribution of development across Shropshire. 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 and the Preferred Option***

- 19.2. Within the Issues and Strategic Options Consultation Document prepared to inform the draft Local Plan, three reasonable options for the strategic distribution of planned development were identified: 'Rural Rebalance'; 'Urban Focus'; and 'Balance Growth'.
- 19.3. 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.
- 19.4. These options and the associated SA assessment of these options informed identification of the proposed approach to the strategic distribution of planned development within the draft Shropshire Local Plan: 'urban focus'.
- 19.5. 'Urban focus' constitutes a significant proportion of development being directed towards 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 rural sustainability.
- 19.6. 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***

19.7. It is acknowledged that the decision to propose an increase to the housing requirement and the proposed mechanism for accommodating this increase should be considered in the context of the strategic distribution of planned development.

- 19.8. It is also acknowledged that the identification of sites to accommodate the proposed contribution to the unmet needs forecasts to arise in the Black Country should be considered in the context of the strategic distribution of planned development.
- 19.9. As such, as part of the updated additional SA assessment work undertaken in order to positively respond to ID28, ID36 and ID37 the reasonable options for the strategic distribution of planned development were re-appraised.
- 19.10. This updated additional SA assessment applies a methodology consistent with that utilised to identify reasonable options for the strategic distribution of planned development within earlier stages of the SA assessment already undertaken to inform the draft Local Plan. Thus, identified reasonable options for the strategic distribution of planned development within this updated additional SA assessment work were based on variations of the distribution of the total development between three identified 'settlement categories'.
- 19.11. It is important to note that the SA assessment of these options was entirely independent of conclusions reached regarding the proposed housing requirement and the mechanism for accommodating the proposed increase to the housing requirement.
- 19.12. It was similarly independent of conclusions reached regarding the proposed sites to accommodate the proposed contributions to unmet needs forecast to arise in the Black Country.

***Updated Reasonable Options for the Strategic Distribution of Planned Development***

- 19.13. The three reasonable options for the strategic distribution of planned development assessed were:

***Table 19.1: Reasonable Strategic Distribution of Planned Development Options***

Option	Strategic Distribution of Planned Development	Summary
<b>Option A: Rural Rebalance</b>	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	Strategic Distribution of Planned Development	Summary
<b>Option B: Urban Focus</b>	Around 29% of housing in the Strategic Centre of Shrewsbury. Around 45% 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.
<b>Option C: Balanced Growth</b>	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***

19.14. 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.

19.15. 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 updated additional SA assessment work) and consultation responses received during the various stages of consultation undertaken to inform preparation of the draft Local Plan.

19.16. In conclusion, the Council considers the proposed strategic distribution of planned development within the draft Shropshire Local Plan should continue be underpinned by: **Option B: 'Urban Focus'**.

19.17. '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.

19.18. Development within urban areas is complemented by appropriate development within rural areas.

19.19. 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.

19.20. 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***

19.21. 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 and availability of services, facilities and infrastructure, whilst also allowing complementary development within settlements considered to form part of the 'rural area' that have smaller populations.
- b. It is considered this option responds to the Council's understanding of need; the size and characteristics of our settlements; and the need to support availability of services, facilities and infrastructure across the range of communities in Shropshire.
- c. It is responsive to and aligns with the Council's understanding of the economic growth needs and opportunities in Shropshire, as well the economic aspirations identified in the Council's Economic Growth Strategy
- d. It is considered responsive to the geographic size, diversity, demographics and characteristics of Shropshire (including the presence of the Shropshire Hills National Landscape and West Midlands Green Belt).
- e. It is responsive to cross-boundary relationships and interactions with adjacent and closely related areas. In particular, it allows for an appropriate level of development in sustainable locations in central and eastern parts of Shropshire – supporting proposed contributions to unmet housing and employment land needs forecast to arise in the Black Country.
- f. It is considered to align with the principles and requirements of the National Planning Policy Framework (NPPF).

- g. It is positively responsive to past housing delivery trends and existing housing commitments.
  - h. It is responsive to the various policy objectives and opportunities identified during preparation of the draft Shropshire Local Plan.
- 19.22. Importantly, the proposed approach to the strategic distribution of planned development is supported by the conclusions of the updated additional SA assessment, which concluded that *"focusing a higher proportion of development within urban areas achieves more positive impacts on social, economic and environmental factors."*
- 19.23. Furthermore, it also concluded that *"On balance, it is considered that Option B: Urban Focus is the most sustainable of the three reasonable options for the strategic distribution of planned development."*
- 19.24. Option B (Urban Focus) was considered 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***

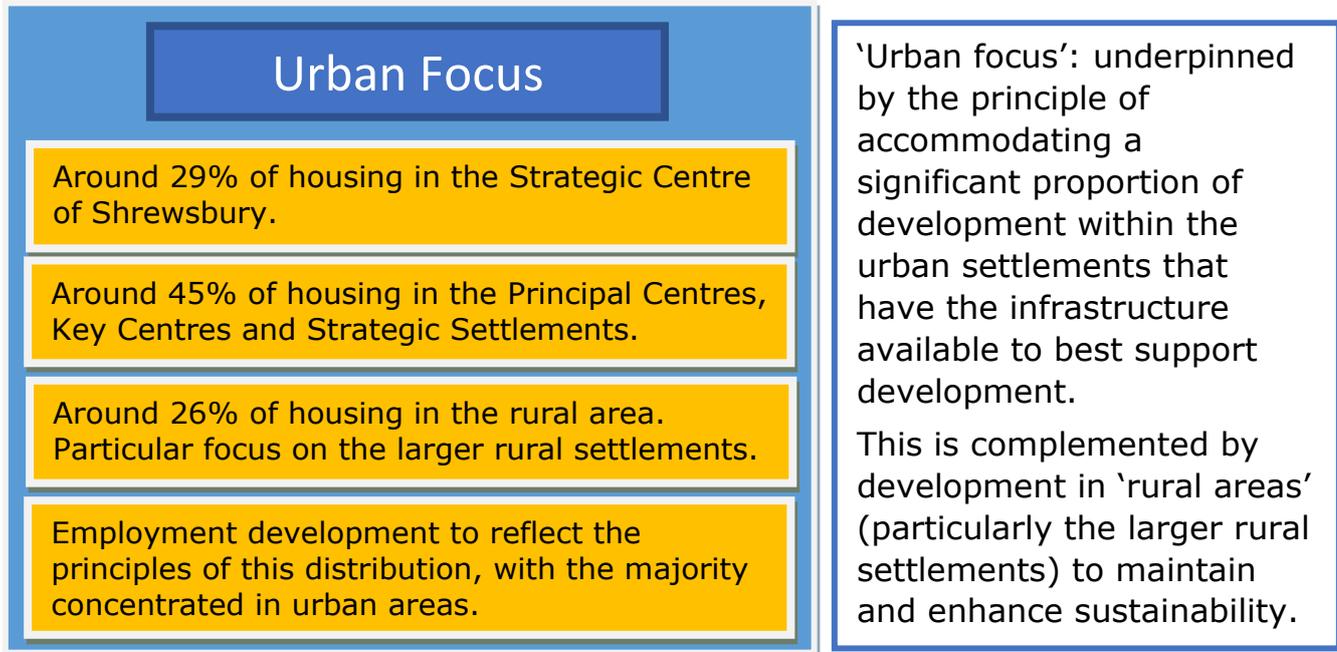
- 19.25. This proposed approach to the strategic distribution of planned development is generally consistent with that which was previously proposed within the draft Shropshire Local Plan.
- 19.26. The only distinctions are:
- a. The proposed modifications to settlement guidelines and windfall allowances at Shrewsbury; Whitchurch; and the Former Ironbridge Power Station, sufficient to accommodate the proposed uplift to the housing requirement.
  - b. The proposed modifications to site guidelines for proposed allocations BRD030; SHF018b & SHF018d; SHR060, SHR158 & SHR161; and IRN001 to specifically indicate that they accommodate proposed contributions to unmet housing need forecast to arise in the Black Country.

- 19.27. It is not considered that these distinctions significantly affect the principle of urban focus; indeed all these locations are classified as urban. No other main modifications are required to support the achievement of the proposed approach to the strategic distribution of planned development.
- 19.28. The housing and employment land supply identified to achieve the proposed housing and employment land requirements are also summarised within this Topic Paper. It is considered the housing and employment land supply is consistent with the proposed approach to the strategic distribution of planned development.

## 20. Summary: Proposed Strategic Distribution of Planned Development

20.1. Figure 20.1 provides a summary of the proposed approach to the strategic distribution of planned development:

**Figure 20.1: Overarching Summary of the approach to the strategic distribution of planned development:**



## 21. Spatial Strategy

### *Overview*

- 21.1. The spatial strategy provides a high-level spatial framework for achieving the vision and objectives of an area. It therefore underpins and is in turn achieved by the policies within the Local Plan.
- 21.2. The proposed spatial strategy for the level and distribution of 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.
- 21.3. The key components of any spatial strategy are the level and distribution of development.

### *The Proposed Spatial Strategy*

- 21.4. Earlier sections 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.
- 21.5. This Topic Paper also addresses the proposed strategic distribution of planned development, which establishes the overarching approach to the distribution of development within the spatial strategy.
- 21.6. Reflecting the conclusions summarised within this Topic Paper, the revised spatial strategy for the level and distribution of development across Shropshire proposed to be set out in Draft Policy SP2 includes:
  - a. Over the proposed plan period from 2016 to 2038, a minimum of 31,300 new dwellings and a minimum of 320 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 1,423 dwellings and around 14.5ha 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.**

- 21.7. This proposed spatial strategy is generally consistent with that previously proposed within the draft Shropshire Local Plan. The key distinctions are:
- a. The proposed uplift of 500 dwellings to the proposed housing requirement from 30,800 dwellings to 31,300 dwellings over the proposed plan period from 2016 to 2038.
  - b. The associated proposed uplift to the settlement housing guidelines and associated windfall allowances in Shrewsbury (from 8,625 dwellings to 8,975 dwellings); Whitchurch (from 1,600 dwellings to 1,675 dwellings); and the Former Ironbridge Power Station (from 1,000 dwellings to 1,075 dwellings) over the proposed plan period from 2016 to 2038.
  - c. The proposed uplift of 20ha to the proposed employment land requirement from 300ha to 320ha over the proposed plan period from 2016 to 2038.
  - d. Reference is included to the proposed housing (1,500 dwellings) and employment land (30ha) contributions to the unmet housing and employment land needs forecast to arise within the Black Country (already referenced within the explanation to the policy) in order to provide greater clarity.
  - e. The associated identification of specific sites to accommodate the proposed contributions to the unmet needs of the Black Country. These are BRD030 - Tasley Garden Village, Bridgnorth: 600 dwellings; SHF018b & SHF018d - Land east of Shifnal Industrial Estate, Upton Lane, Shifnal: 30ha of employment land; SHR060, SHR158 & SHR161 - Land between Mytton Oak Road and Hanwood Road, Shrewsbury: 300 dwellings; and IRN001 - Former Ironbridge Power Station: 600 dwellings.
- 21.8. As such, Shropshire Council considers that:
- a. The proposed spatial strategy is consistent and complementary to the draft policies within the submitted draft Local Plan.
  - b. The policies within the draft Local Plan will contribute to the achievement of the proposed spatial strategy.

- c. The proposed spatial strategy establishes an appropriate framework for the achievement of the vision and spatial objectives for Shropshire within the draft Shropshire Local Plan.

**Summary:**

21.9. Table 21.1 provides a summary of the level and distribution of development across Shropshire:

**Table 21.1: Distribution of Development Resulting from the Proposed Spatial Strategy**

Settlement Category	Residential Development Guidelines	Employment Land Allowances*
Strategic Centre:	8,975 dwellings (around 29.0% of the proposed Housing Requirement)	100ha (around 33.0% of the proposed Employment Land Requirement)
Principal Centres:	7,575 dwellings (around 24% of the proposed Housing Requirement)	172ha (around 46.0% of the proposed Employment Land Requirement)
Key Centres:	5,150 dwellings (around 16.5% of the proposed Housing Requirement)	91ha (around 24.0% of the proposed Employment Land Requirement)
Strategic Settlements:	1,425 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 approximate and rounded.*

*\*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.*

# Shropshire Local Plan

## Updated Green Belt Topic Paper

**Update Published: April 2024**



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## 2. Introduction

### ***Interim Findings***

- 2.1. On 15<sup>th</sup> 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."*

### ***Responding to the Interim Findings***

- 2.4. Following receipt of ID28, Shropshire Council undertook additional SA work (GC29) and prepared a new Green Belt Topic Paper (GC30) with the intention of positively responding to ID28.

### ***Updating the Response to the Interim Findings***

- 2.5. After consideration of the additional SA work (GC29) undertaken by Shropshire Council, the Planning Inspectors issued correspondence (ID36) on the 4<sup>th</sup> October 2023. This raised some soundness concerns with the additional SA work undertaken and as such requested further updated SA work and, if necessary, an updated Green Belt Topic Paper.
- 2.6. Following consideration of ID36, Shropshire Council sought clarification regarding the concerns raised and the assessment work necessary to resolve them, within correspondence on the 16<sup>th</sup> November 2023 (GC41). On the 16<sup>th</sup> January 2024, the Planning Inspectors issued correspondence (ID37) which addressed the questions raised by the Council within GC41.

2.7. Shropshire Council has now undertaken updated additional SA work. Informed by this updated additional SA work, the Council also reviewed and has prepared targeted update of the Green Belt Topic Paper (this document) consistent with ID28, ID36 and ID37.

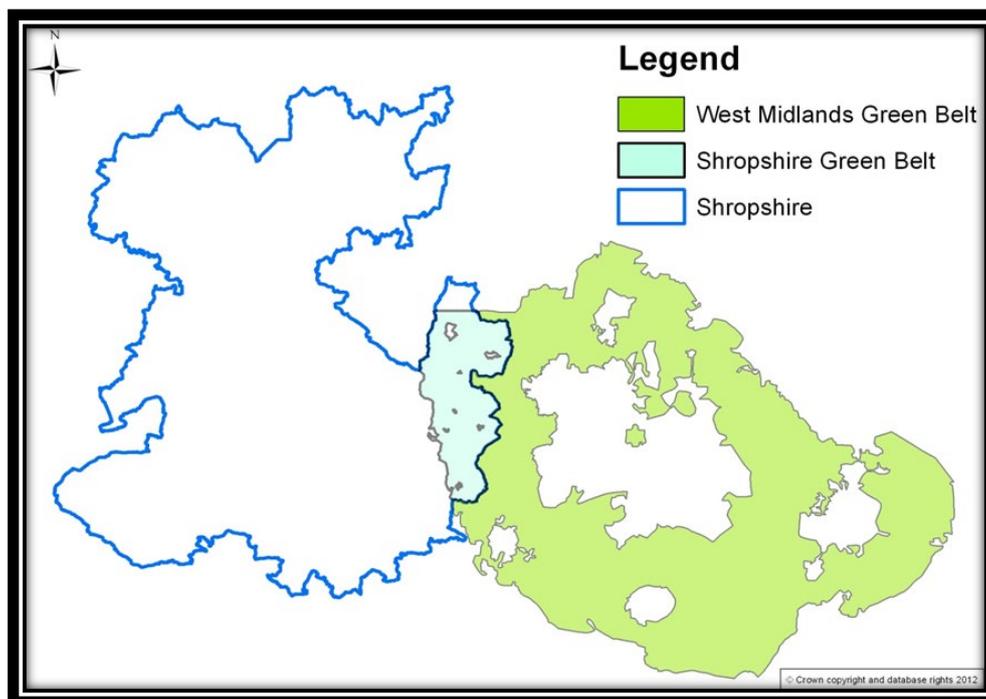
### ***Purpose of this Document***

- 2.8. 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.
- 2.9. 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).
- 2.10. This Topic Paper has also been directly informed by other work and associated conclusions resulting from ID28, ID36 and ID37. 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.
- 2.11. Another important conclusion relevant to this Topic Paper is the updated additional SA and 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.
- 2.12. Relevant documents which address these issues include:
- a. The Updated Additional Sustainability Appraisal (SA) Assessment.
  - b. The Updated 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)<sup>1</sup> 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. Following the additional Sustainability Appraisal work and the updated Housing and Employment Topic Paper prepared in response to ID28, ID36 and ID37, the Council is proposing some amendments to the proposed spatial strategy within the draft Shropshire Local Plan.

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<sup>1</sup> 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 general principles remain the same.

- 4.6. This is summarised within the updated Housing and Employment Topic Paper. **However, crucially, the underlying principles remain the same.**
- 4.7. The proposed spatial strategy **continues to be underpinned by the principles of 'high growth' and 'urban focus'.**
- 4.8. Furthermore, it **continues to include specific contributions of 1,500 dwellings and 30ha of employment land** towards the unmet needs forecast to arise in the Black Country.
- 4.9. 'High growth' consists of a significant uplift above local housing and employment needs in order to contribute to the achievement of wider objectives.
- 4.10. '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.
- 4.11. 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.
- 4.12. A comprehensive summary of the development of the proposed spatial strategy within the submission version of the draft Shropshire Local Plan is provided within the Housing Topic Paper (GN4i), the Strategic Employment Topic Paper (GC4n).
- 4.13. A comprehensive summary of the reasoning and nature of proposed amendments to this spatial strategy, in response to ID28, ID36 and ID37, is provided within the updated Housing and Employment Topic Paper.
- 4.14. 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***

- 4.15. 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.
- 4.16. 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.*"
- 4.17. Consistent with this conclusion, and subsequent conclusions in ID36 and ID37, Shropshire Council has undertaken updated additional SA and site assessment work, as summarised within the Updated 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.
- 4.18. 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 Updated Additional SA Assessment.
- 4.19. 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***

<b>Site Name</b>	<b>Total Capacity</b>	<b>Black Country Contribution</b>	<b>Green Belt Release Required</b>
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	<b>Yes</b>
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

- 4.20. 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.
- 4.21. 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	<b>19.9</b>	<b>3</b>
Alveley	1.4	1	2.4	1	-	-	3.6	1	<b>7.4</b>	<b>3</b>
Shifnal	-	-	-	-	39.0	1	82.4*	5*	<b>121.4</b>	<b>6</b>
Stanmore (Bridgnorth)	-	-	-	-	11.4	2	-	-	<b>11.4</b>	<b>2</b>
<b>Total</b>	<b>1.4</b>	<b>1</b>	<b>2.4</b>	<b>1</b>	<b>50.4</b>	<b>3</b>	<b>105.9</b>	<b>9</b>	<b>160.1</b>	<b>14</b>

\*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, ID36 and ID37.

- 5.5. 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. Amendments proposed to the spatial strategy in response to ID28, ID36 and ID37, are summarised within:
- a. The Updated Additional Sustainability Appraisal (SA) Assessment.
  - b. The Updated Housing and Employment Topic Paper.
- 5.6. For context, according to the 2022/23 Green Belt Statistics released by the Department for Levelling Up, Housing & Communities (DLUHC)<sup>2</sup>, there were 24,480ha of land designated as Green Belt in Shropshire at 31<sup>st</sup> March 2023 (with no net change recorded from the previous year). As such, the proposed releases totals around 6.5% of the total Green Belt in Shropshire.
- 5.7. It is apparent from Table 5.1 that 6 of the 14 sites proposed to be removed from the Green Belt (equating to 66.2% of the total hectareage of Green Belt release proposed within the draft Shropshire Local Plan), is in order to 'safeguard' land for future development.
- 5.8. Of the remaining proposed Green Belt releases, 3 sites (31.5% of the total hectareage) is for employment development; whilst just 2 sites (2.4% of the total hectareage) is for residential or residential-led mixed use development.

### ***Assessment of Reasonable Alternatives***

- 5.9. In determining an appropriate proposed spatial strategy and identifying appropriate proposed site allocations there was a careful consideration of reasonable alternatives.
- 5.10. Such consideration represents an important component of plan making. The Sustainability Appraisal and Site Assessment Environmental Report (SD006.01-SD006.22) and the updated additional Sustainability Appraisal Assessment work undertaken provide an effective summary of the consideration of reasonable alternatives.
- 5.11. 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*

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<sup>2</sup> DLUHC (2023), <https://gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2022-to-2023>

*strategic policymaking authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development...”*

- 5.12. In so doing, consideration should be given to whether the plan “...a) *makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development...; and c) has been informed by discussions with neighbouring authorities...”*
- 5.13. 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.
- 5.14. 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).
- 5.15. Specifically with regard to the proposed site to accommodate the 30ha contribution to the unmet employment land need forecast to arise in the Black Country, the consideration of reasonable alternatives is comprehensively summarised within the updated Housing and Employment Topic Paper.

### ***Exceptional Circumstances for Proposed Green Belt Releases***

- 5.16. 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.*”
- 5.17. The following sections of this Topic Paper summarise the Exceptional Circumstances for the Green Belt releases proposed within the draft Shropshire Local Plan.
- 5.18. 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***

- 5.19. 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.

- 5.20. 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*

- 5.21. 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 Table 4.1 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.
- 5.22. Again, the consideration of reasonable alternatives to this release is comprehensively summarised within the updated Housing and Employment Topic Paper.

*The Role of Safeguarded Land*

- 5.23. As already documented within paragraph 5.7 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.
- 5.24. 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.
- 5.25. 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.
- 5.26. 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.

5.27. 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 site. 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 the 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.
- 6.15. Further detail on this consideration of reasonable alternatives to accommodate proposed contributions to the unmet needs forecast to arise within the Black Country is provided within the updated Housing and Employment Topic Paper.

### ***Assessment of All Other Reasonable Alternatives***

- 6.16. 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 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***

- 6.17. 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.
- 6.18. **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).**
- 6.19. 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***

- 6.20. 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.
- 6.21. 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.

7.16. Further detail on this consideration of reasonable alternatives to accommodate proposed contributions to the unmet needs forecast to arise within the Black Country is provided within the updated Housing and Employment Topic Paper.

***Assessment of All Other Reasonable Alternatives***

7.17. 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***

7.18. 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.

7.19. 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. To ensure long-term sustainability of rural communities (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 in 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 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 the settlement continues to fulfil its role as a Community Hub and remains sustainable (including by supporting the long-term sustainability of 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 this can be achieved without identifying safeguarded land for future development beyond the proposed plan period.

**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.

**7.20. 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***

7.21. 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.

7.22. 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)<sup>3</sup>.
    - 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.**

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<sup>3</sup> 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.

- 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.**

8.19. However, it was considered that given the connectivity of the settlement to the Black Country (particularly by sustainable forms of transport) and the importance of such connectivity for commuting and therefore in the context of any contribution to the unmet employment land need forecast to arise in the Black Country, alongside other relevant considerations, it would not be appropriate to accommodate any of the proposed contribution to unmet employment land needs forecast to arise in the Black Country at Bridgnorth.

8.20. 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.

8.21. Further detail on this consideration of reasonable alternatives to accommodate proposed contributions to the unmet needs forecast to arise within the Black Country is provided within the updated Housing and Employment Topic Paper.

***Assessment of All Other Reasonable Alternatives***

8.22. 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).

8.23. 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***

8.24. 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.

8.25. **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).**

8.26. 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 site<sup>4</sup>.
- 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.

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<sup>4</sup> *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***

8.27. 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.

8.28. 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: *"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."*
- 9.5. 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***

- 9.6. 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.

**9.7. 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.**

**9.8. 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.**

9.9. 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.

9.10. 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).

9.11. 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***

9.12. 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.

9.13. 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.

9.14. 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.

9.15. 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.

9.16. 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.
- 9.17. Further detail on the consideration of reasonable alternatives to accommodate proposed contributions to the unmet needs forecast to arise within the Black Country is provided within the updated Housing and Employment Topic Paper.
- 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 updated Housing and Employment Topic Paper and the updated 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).



Cabinet 17 April 2024

Item

Public



## Draft Preventing Homelessness and Rough Sleeping Strategy

<b>Responsible Officer:</b>	Mark Barrow		
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<b>Cabinet Member (Portfolio Holder):</b>	Dean Carroll, Portfolio Holder for Housing and Assets		

### 1. Synopsis

- 1.1 Approval is sought for an eight-week public and stakeholder consultation on the draft Preventing Homelessness and Rough Sleeping strategy which sets out how Shropshire Council will prioritise the prevention of homelessness and ending of rough sleeping, covering the period 2024 to 2029.

### 2. Executive Summary

2.1 The homelessness strategy is a strategy for:

- preventing homelessness
- securing that sufficient accommodation (of a range of types) is available for people who are or may become homeless
- providing satisfactory support for people who are or may become homeless, or who need support to prevent them becoming homeless again.

2.2 The draft Preventing Homelessness and Rough Sleeping Strategy emphasises the importance of early intervention and prevention measures to address homelessness and rough sleeping effectively. It proposes a policy framework that encompasses

various initiatives aimed at preventing homelessness, providing support to at-risk individuals, and ensuring access to suitable accommodation options. In so doing, it will draw upon and build from existing housing policy endeavours.

- 2.3 It aligns with the Shropshire Plan 2022-20251 “Healthy People”, which centres on priorities promoting healthy living, a robust economy, a sustainable environment, and an efficient organisation, all of which are connected to the Strategy.

*Healthy People: We will tackle inequalities, including rural inequalities, and poverty in all its forms; providing early support and interventions that reduce risk and enable children, young people, adults and families to achieve their full potential and enjoy life.*

- 2.4 The strategy also recognises that homelessness and rough sleeping cannot be tackled by the Council alone. The success of delivering our priorities relies on strong and effective partnership working with other organisations in the public, private and voluntary sectors. This is essentially the ‘golden thread’ that runs throughout the strategy.

- 2.5 The draft Preventing Homelessness and Rough Sleeping strategy has four strategic priorities:

**A. Develop a community and partnership approach to homeless prevention and early intervention.**

The strategy focuses on embedding upstream prevention measures within the Housing Options Service. This includes implementing early intervention programmes, alongside collaborating with housing associations and community partners. We aim to establish new approaches aimed at reducing evictions from both social housing and supported accommodation and ensure adequate access to services.

**B. Meet the complex and unique needs of our customers to prevent rough sleeping and repeat homelessness.**

We aim to minimise the duration and recurrence of rough sleeping, to ensure that where rough sleeping cannot be prevented, it should be brief, rare, and non-recurring. To achieve this, we will enhance our data collection methods to better understand our customers, adopt a housing first approach, explore the feasibility of an assessment centre and develop strategies to support individuals with complex and multiple needs, ultimately breaking the cycle of repeat homelessness.

**C. Develop and improve access to a suitable range of settled, supported and temporary accommodation solutions.**

The strategy focuses on minimising and, in the longer term, ending the use of unsuitable B&B accommodation by exploring alternative options. Through collaborative working efforts we want to develop and strengthen relationships and expand and consider the availability of accommodation options and develop a coordinated approach.

**D. Deliver an effective and efficient and accessible Housing Options service tailored to meet the diverse needs of our customers.**

The strategy will prioritise resources effectively within approved budgets to deliver an efficient housing options service, designed to meet the needs of our customers.

- 2.6 Following an approved consultation period, the updated strategy will be presented to the full council for consideration. This recommendation aligns with Articles of the Constitution, article 4.1 (a) of the full council policy framework, which mandates the review and approval of strategies required by law, ensuring compliance and comprehensive governance.
- 2.7 **Strategy action plan**  
The draft Strategy includes an action plan to tackle key issues identified in the review and the objectives contain “Priorities for action” sit together to form the action plan, attached at Appendix II.

### 3. Recommendations

- 3.1 To approve the draft Preventing Homelessness and Rough Sleeping Strategy, outlined in Appendix I for an 8-week public and stakeholder consultation period.

## Report

### Risk Assessment and Opportunities Appraisal

- 4.1 While it is a statutory duty under the Homelessness Act 2002 to develop and publish a Homelessness Review and Strategy at least every five years, it should be noted that the previous Homelessness Strategy lapsed in 2017. Despite this gap Shropshire Council has remained focussed with various implemented measures and interventions to support individuals experiencing homelessness.

Although these efforts may not have been formally articulated within a strategy document during this period, it's essential to recognise the proactive steps taken by our teams and partners to mitigate the negative impacts of homelessness on individuals, their families, and the wider community.

Moving forward, we are dedicated to ensuring that our approach to homelessness is both robust and formally documented through the development and publication of the upcoming Homelessness Review and Strategy, as mandated by legislation.

- 4.2 The draft “Preventing homelessness and rough sleeping Strategy” serves as a comprehensive policy framework, outlining strategies and initiatives aimed at addressing homelessness and rough sleeping within Shropshire. It enables the council to demonstrate its commitment to addressing these pressing issues and establishes a clear process and policy framework for delivery.
- 4.3 By outlining the advice and assistance that can be provided, the strategy seeks to mitigate risks to the council whilst ensuring effective support for individuals experiencing homelessness or rough sleeping.

- 4.4 The consultation will be conducted through various channels to ensure broad engagement and inclusivity. Firstly, the draft strategy will be publicised on the dedicated consultation page within the Council's website, ensuring accessibility to all interested parties. Furthermore, active engagement will be pursued with key stakeholders, to include those who participate in the Shropshire Homelessness Partnership Forum, the Social Housing Operations Forum and other relevant groups to solicit their valuable insights and perspectives. Moreover, the strategy will be cascaded to head of services across the local authority, ensuring it reaches relevant departments and colleagues across services. Additionally, efforts will be made to reach out to parish councils, recognising their integral role in local governance and community representation. By adopting a multi-faceted approach, the consultation strategy aims to ensure transparency, inclusivity and meaningful participation from diverse stakeholders, including hard to reach groups, thereby ensuring a fair and comprehensive consultation process.
- 4.5 An Equality, Social Inclusion and Health Impact Assessment (ESHIA) initial screening record has been completed; this is at Appendix IV. Following the end of the public consultation on the draft "Preventing homelessness and rough sleeping" strategy, a second screening ESHIA will be carried out, to take into account of feedback received.
- 4.6 Homelessness and poor or insecure housing have adverse effects on the overall health and wellbeing of individuals and communities. Housing inequality will also have an impact on other factors such as income, education, health and wellbeing, life experiences, behaviours and choices, along with relationships with friends and family. There is a likely positive impact accordingly across the nine Protected Characteristic groupings as set out in the Equality Act 2010. This is particularly with regard to Age, Disability and Sex and intersectionality across these groupings.
- 4.7 There will also be anticipated positive impact for women with multiple and complex needs who are struggling to escape domestic abuse situations, and for vulnerable young people, including care leavers, who are homeless or at risk of homelessness and may have also suffered trauma and hardship within their lives, potentially leading to an increased use of alcohol and illegal substances and problems with mental ill health. This grouping may be at risk of exploitation, including involvement in county lines.
- 4.8 The initial screening process ahead of the proposed consultation has also indicated likely low to medium positive impacts for those individuals and households who are considered at risk of social exclusion. In Shropshire, this includes those whom we may regard as being vulnerable, either by virtue of their circumstances as individuals or by virtue of their circumstances as households, for example, households living in fuel poverty and refugee households. In our definition of vulnerable individuals, we would also include people who experience rough sleeping, particularly over a long period. The Council will seek to maximise positive equality impacts for others we may consider to be vulnerable, including people fleeing hate crime and people with disabilities including hidden disabilities such as Crohn's disease, and neurodiverse conditions. Social Inclusion is not an Equality Act category, rather representing our efforts as a Council to consider the needs of households in Shropshire and the circumstances in which they may find themselves.

- 4.9 Being able to access an affordable dwelling which meets a household's needs is essential to health and well-being. Providing a house which is affordable, of good quality and has security of tenure to a family threatened with homelessness allows them to create a home for their children and reduces the worry of a 'no fault' eviction or of being unable to afford an increase in rent; and supported accommodation allows individuals to settle and find structure, enabling them to focus on a journey of recovery and integration back into society. In regard to homelessness, people who experience rough sleeping over a long period are more likely to die young than the general population. Rough sleepers also experience some of the most severe health inequalities. Often rough sleepers also have mental ill health, substance misuse, and physical health needs and may have experienced trauma.
- 4.10 There is therefore an anticipated impact of a fundamental improvement in societal issues through: a reduction in presentations at Accident and Emergency departments; a reduction in accessing services for mental health and substance misuse use; and a reduction in crime and ASB related to rough sleeping, homelessness and the lack of suitable supported accommodation for vulnerable young people and for the adults over 25 whom we are seeking to reach.

## 5. Financial Implications

- 5.1 Approving this draft strategy for an eight-week public and stakeholder consultation has no direct financial implications.
- 5.2 The Council is in receipt of Government funding, including Homelessness Prevention Grant and Rough Sleeper Initiative funding, to support the delivery of services to prevent and relive homelessness.

## 6. Climate Change Appraisal

- 6.1 Whilst the draft strategy is not expected to have any direct effect on energy and fuel consumption, renewable energy generation, carbon offsetting or climate change adaptation, a range of indirect effects may require attention, for example:
- More extreme weather events resulting from climate change are likely to generate a surge in numbers of people suffering displacement and homelessness because of rising costs and ill health.
  - Investment in preventative measures which deliver energy and cost savings (such as those already being managed the Council's Affordable Warmth team) may help to mitigate the impact of climate change for vulnerable households.
  - There may be opportunities to develop community funded renewable energy schemes and sustainable transport options to help reduce energy costs of temporary shelters and fuel costs.

## 7. Background

- 7.1 The Homelessness Act 2002 requires local housing authorities to carry out a review of homelessness every five years and to formulate and publish a strategy based on the results of that review.

7.2 The strategy will involve a targeted consultation approach, identifying key stakeholders, community representations, and experts through open forums, surveys and direct engagements. This inclusive process aims to gather valuable input. Following this, a thorough review will be undertaken, incorporating received feedback to refine the draft strategy, ensuring alignment with community needs. The aim is to present the post-consultation updated strategy to Council for approval in its final draft form.

## 8. Conclusions

8.1 The draft Preventing Homelessness and Rough Sleeping strategy demonstrates the critical importance of early intervention and prevention measures in effectively addressing homelessness and rough sleeping. It requires collaborative efforts with key partners, stakeholders and input from the public. Therefore, we are requesting to initiate a period of public consultation to gather diverse perspectives and insights. We firmly believe that addressing homelessness and rough sleeping is a shared responsibility that necessitates collective action and engagement from all stakeholders.

**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 I: Draft Preventing Homelessness and Rough Sleeping Strategy for consultation

Appendix II: Action Plan

Appendix III: Executive Summary Homelessness Review

Appendix IV: Equality, Social, Health Impact Assessment

**Preventing  
Homelessness and  
Rough Sleeping  
Strategy  
2024-2029**

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DRAFT

## Foreword

The Preventing Homelessness and Rough Sleeping Strategy sets out how Shropshire Council and partners will prioritise the prevention of homelessness and ending of rough sleeping in the county, covering the period 2024 to 2029.

The risk of homelessness stems from various structural and personal factors, constraining individuals, and families from achieving resilience and securing a positive future. Without addressing these underlying issues, individuals' risk being trapped in a cycle of homelessness, impacting all aspects of their lives. Homelessness goes beyond just lacking shelter, affecting physical and mental health, educational attainment, employment prospects, and straining personal and familial relationships.

In recent years, the situation with homelessness has faced many changes and challenges, requiring councils and public sector organisations to shoulder additional responsibilities to prevent and ease homelessness. The profound effect of homelessness warrants a collaborative effort with partners and stakeholders to prevent precarious housing situations, such as temporary accommodation, hostels, and B&Bs, and to provide support for individuals on their journey to build their lives.

The introduction of the Homelessness Reduction Act and the Domestic Abuse Act are positive steps for vulnerable groups, this has been set against a backdrop of other challenges, notably, Welfare Reform, Universal Credit, and the Covid-19 pandemic. Whilst we are all recovering from the pandemic, a national cost of living crisis has emerged. These converging factors create a challenging period, and we acknowledge the significant strain they place on individuals' ability to cope, which can increase their vulnerability to homelessness.

This strategy aims to help people as soon as possible and emphasises the importance of getting the right advice and support at the right time, maximising opportunities for early intervention and prevention work. Preventing homelessness is more cost-effective but more importantly delivers far better outcomes for the individuals concerned. The strategy sets out how the council and its partners will respond to these challenges.



Dean Carroll, Portfolio Holder for Growth, Regeneration and Housing

## 1 Introduction

- 1.1 The '*Preventing Homelessness and Rough Sleeping Strategy*' sets out the direction and priorities for Shropshire's homelessness services from 2024 to 2029, with an emphasis of working together in partnership with a wide range of partners and key stakeholders to tackle homelessness and ensure that appropriate accommodation and support solutions can be accessed. We recognise that homelessness and rough sleeping cannot be tackled by the Council alone and requires a partnership approach.
- 1.2 The strategy recognises the unprecedented circumstances presented by the Covid-19 pandemic and how we can be flexible to meet the challenges of similar emergencies in the future. Importantly, the strategy also recognises the opportunities presented by strong partnership working and collaboration to maximise resources and expertise. The success of delivering priorities depends on effective partnerships with organisations and identifying how we can work together across the public, private and voluntary sectors, aiming to make a real difference to reducing homelessness.
- 1.3 Shropshire's rural landscape poses challenges for individuals experiencing homelessness, hindering access to basic necessities such as transportation and support services. The unique rural setting often comes with higher costs and limited resources, particularly for specialist services, especially mental health support, often requiring significant travel distances. This demonstrates the need for tailored approaches to address the complexities of rural homelessness, including ensuring access to essential services and overcoming barriers posed by geographical remoteness and cost constraints.
- 1.4 This strategy has been developed following a detailed review of homelessness and rough sleeping, and the data has shaped the four priorities of the strategy, which were consulted upon with service users, the public, key partners, and stakeholders, through a series of focus groups, one-to-one meetings, and a survey, where valuable feedback has been collected. This input ensures that the strategy aligns with the aims of Shropshire Council and meets the needs of our partners.
- 1.5 To further support this strategy, a detailed action plan will be implemented, designed to flexibly evolve, and adapt in response to local and changing factors.

## 2 Strategic context

- 2.1 The implementation of the Homelessness Reduction Act 2017<sup>1</sup> represents a shift in focus towards prevention and early intervention, with an emphasis on providing better support for single people and joining up services to provide improved support for people, especially those leaving prison/hospital and other groups who have an increased risk of homelessness, such as people fleeing domestic abuse and care leavers.
- 2.2 While the Act introduced new duties and a comprehensive restructure, evidence from the review suggests that while the new approach has been fully embedded by Housing Services, there is still room to enhance the focus on prevention and positive prevention outcomes. We remain committed to delivering the service to a high standard in line with government guidance and good practice, with a continual drive for improvement.
- 2.3 The Homelessness Act 2002 requires that all Local Authorities carry out a review of homelessness in their areas and formulate and publish a strategy based on the findings of this review. It is also required that the strategy is kept under review and consultation occurs with other local or public authorities and voluntary organisations before modifying or adopting a strategy. Detailed in Appendix III, the Homelessness Review 2023 Executive Summary summarises homelessness characteristics in Shropshire from 2020 to 2023, informing the present strategy.
- 2.4 Under the Act<sup>2</sup>, the Homelessness Strategy, based on the results of the review, should consider the following objectives in the local housing authority's area:
- (a) the levels, and likely future levels, of homelessness in their district
  - (b) the activities which are carried out for any the following purposes (or which contribute to achieving any of them):
    - (i) preventing homelessness in the housing authority's district
    - (ii) securing that accommodation is or will be available for people in the district who are or may become homeless; and
    - (iii) providing support for people in the district who are homeless or who may become at risk of homelessness; or who have been homeless and need support to prevent them becoming homeless again; and,
  - (b) the resources available to the housing authority, the social services authority for the district, other public authorities, voluntary organisations and other persons for the activities outlined in (b)
  - (b) above.
- 2.5 The Domestic Abuse Act 2021 amends Part 7 of the Housing Act 1996 to strengthen the support available to victims of domestic abuse. The Act extends

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<sup>1</sup> <https://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>

<sup>2</sup> [Homelessness code of guidance for local authorities - Chapter 2: Homelessness strategies and reviews - Guidance - GOV.UK \(www.gov.uk\)](#)

priority need to all eligible victims of domestic abuse who are homeless as a result of being a victim of domestic abuse.

- 2.6 In line with the Council's corporate plan, the Preventing Homelessness and Rough Sleeping Strategy 2024-2029 outlines the key issues concerning homelessness. Homelessness prevention is integral to Shropshire's overall housing approach, prioritising across a range of services. It is intricately linked with the Council's overarching vision and ongoing commitment to its residents.
- 2.7 The Council's vision is 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. 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"*<sup>3</sup>
- 2.8 The vision of the Council's [Shropshire Plan 2022-2025](#) is 'Shropshire living the best life', the plan has four priorities:
- Healthy People
  - Healthy Economy
  - Healthy Environment
  - Healthy Organisation
- 2.9 All four of these priorities interlink and reinforce each other to improve the opportunities, wellbeing, and quality of life of our communities from tackling inequality, preventing homelessness to making best use of the Council's resources. Of key importance to this strategy is an objective of the Healthy People priority.

*We will tackle inequalities, including rural inequalities, and poverty in all its forms; providing early support and interventions that reduce risk and enable children, young people, adults, and families to achieve their full potential and enjoy life.*

These areas are inter-linked; employment, a safe and attractive environment, good quality housing, community safety and an active population all play a huge part in achieving a prosperous and thriving local economy, as well as being vital to good health and wellbeing.

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<sup>3</sup> <https://www.shropshire.gov.uk/media/22599/housing-strategy-2020-2025.pdf>

2.10 This strategy aligns with the Council's various strategic, framework and policy documents.

- [Housing Strategy 2020-2025](#) key priorities align with the introduction of the Homelessness Reduction Act 2017 which encourages local authorities to intervene at an earlier stage to prevent homelessness and to improve the provision of support to anyone who is eligible and homeless, regardless of priority need or intentional homelessness.
- [Allocations Policy and Scheme](#) It sets out the criteria and procedures used to prioritise applicants for housing owned by the Council and homes owned by housing association partners in the county.
- [Shropshire Health and Wellbeing Strategy 2022-2027](#) aims to ensure that everyone, including those with physical and learning disabilities, older people, and people who may identify as lesbian, gay, bisexual, transgender, queer and other (LGBTQ+) at any life stage have equal opportunities for well-lived lives.
- The [Tenancy Strategy](#), as required under the Localism Act 2011, sets out Shropshire Council's expectations to registered providers of social housing (housing associations) when formulating their own housing policies for their own stock relating to the kind of tenancies they grant.
- The adopted [Local Plan](#) <sup>4</sup> and emerging [Shropshire Local Plan](#), 2006-2026
- [Shropshire Safe Accommodation Strategy](#) Shropshire's strategy for domestic abuse safe accommodation, as required by Part 4 of the Domestic Abuse Act 2021.
- [Empty Homes Strategy](#)
- Independent Living and Specialist Accommodation Strategy (*currently subject to an eight-week public consultation*)

### 3 Strategic partnerships

3.1 The Council has established strategic partnerships locally and across Shropshire, taking an active role as both facilitator and member in diverse forums, with a primary commitment to addressing homelessness issues.

- Shropshire Homelessness Forum Group  
Our Homelessness Forum is open to local stakeholder representatives from the statutory and voluntary sectors. The aim of the forum is to actively engage partners on the homelessness review, the strategy development process and implementation, including the monitoring of performance.
- Rough Sleeping Outreach Forum
- Domestic Abuse Local Partnership Board
- Armed Forces Covenant Board
- Mental Health Partnership Board

- Shropshire Safeguarding Community Partnership and associated subgroups.
- ASB Professional Practitioners Group
- Social Task Force
- Hardship & Poverty subgroup
- Health and Wellbeing Board
- Shropshire Independent Place Partnership (ShIPP)
- Early Help Partnership Board
- RESET (The RESET team is made up of Shropshire Council, With You at Shropshire Recovery Partnership, Midlands Partnership Foundation Trust (MPFT), Shropshire Domestic Abuse Service (SDAS), The Shrewsbury Ark, and Intuitive Thinking Skills).
- SSCP Drug and Alcohol Misuse group

## 4 Key achievements

4.1 Following the development of the last Homelessness Strategy there have been several significant achievements in delivering its overall vision and aims, these successes have been achieved through the priority placed on homelessness and prevention, and the continuing work in delivering practical homelessness solutions. Many of which have been delivered through a strong network of successful partnerships and services which have been developed to support those who are either threatened with or experiencing homelessness.

These include:

- Revised allocations policy and scheme with an enhanced emphasis on prevention and tackling homelessness, including the introduction of formal nominations.
- Improved access to family orientated temporary accommodation.
- Recent reductions in the use of bed and breakfast accommodation.
- Rates negotiated with hotels to reduce subsidy loss and overall spend on emergency accommodation.
- Launch of the Homelessness Partnership Forum.
- Maintaining lower levels of rough sleepers through Inreach/outreach work.
- The development of the Ending Rough Sleeping Plan to address rough sleeping, primarily focused on actions aimed at assisting rough sleepers and facilitating their transition off the streets.
- Creation of specialist posts within the housing options team to work with vulnerable customers.
- Armed Forces Champions Point of contact within the service, resulting in improved partnership working with the Armed Forces.
- Shropshire Council has been awarded £1.4m to provide substance misuse treatment and support services for rough sleepers and people at risk of rough

sleeping. The money is part of the Rough Sleepers Drug and Alcohol Treatment Grant provided by the Office of Health Improvement and Disparities (OHID). RESET, a multi-agency team, was launched early 2023 to provide holistic support services for rough sleeping communities.

- Streamlining and monitoring housing support workload to include establishing designated geographical areas for housing support officers to oversee and manage (largely to manage out of area placements).
- Closer partnership working with Adult Social Care and Childrens/Safeguarding to aim that no one slips through the cracks or is overlooked.
- Review of the Homeless Prevention Grant – change has expedited the payment process resulting in more prompt support for individuals in need.
- Development of a pipeline of suitable and sustainable temporary accommodation schemes and dwellings across the county
- Shropshire Council has been awarded £2.134m in capital and £1.32m in revenue funding from the Single Homelessness Accommodation Programme (SHAP) to deliver additional supported accommodation to meet gaps in the homeless pathway for vulnerable single people.

4.2 As there is still more work to do, this strategy is our commitment to further our existing approach to preventing and relieving homelessness, and to focus our efforts on identifying new and innovative ways to respond to the challenges we are likely to face over the coming years.

## 5 Summary of the homelessness review findings

5.1 The review includes data on homelessness levels in Shropshire, the demographics affected by it and the causes leading to homelessness. It considers the challenges faced by households and services, impacting both present and future homelessness levels. Furthermore, it details our approaches to preventing homelessness, securing accommodation, and providing support for homeless households.

5.2 In 2022/2023 3,443 households approached housing options and there has been an 8.5% increase in demand over the last three years. Of the 3,443 households, 2,037 were advice cases, representing 59% of customers approaching the service who are not homeless or threatened with homelessness but rather seeking advice. Over the last three years there has been an average increase of around 2,000 advice cases annually. The number of annual assessments increased by 33% since 2022/2023.

5.3 Of the 1406 homeless applications made to the council in 2022/23, 70% (991) of them were from people who were already homeless (owed the relief duty), meaning the opportunity to prevent had either passed or never existed.

- 5.4 Only 27% (384) of the 1406 homeless applications made to the council were threatened with homelessness (owed the prevention duty), giving the opportunity for prevention work.
- 5.5 Younger people under the age of 35 are experiencing increasing difficulties to secure affordable independent accommodation, particularly when on a low-income, this can be seen across both the private and social housing sectors. This age group accounted for 29.1% of approaches where the main applicant was owed a prevention or relief duty.
- 5.6 This was followed by the 35 to 44 age group, representing 23.7%, and 18 to 24 year olds, accounting for 18.8%.
- 5.7 Single people represented 64% of all customers owed a relief duty. [The strategic housing market assessment](#) report (part 1) has identified that Shropshire's housing stock is characterised by relatively low levels of flats and maisonettes (9.3%) and on- bedroom properties accounting for 7% of all local dwelling stock.
- On the last census day in March 2021, only 28 shared dwellings were recorded in Shropshire, representing just 0.02% of all Shropshire dwellings. This compares with 0.09% nationally and 0.06% regionally.
  - Single households remain the largest group presenting as homeless, making up around 41% of the total, 45% are households with children.
- 5.8 The three main reasons why people present to the housing service have remained consistent over the last three years.
- family no longer willing to accommodate them (26% in 2022/2023)
  - private rented tenancy is ending (20% in 2022/2023)
  - victims of domestic abuse (13% in 2022/2023)
- Approximately 19.5% of individuals approached the local authority for 'other' reasons falling outside of the predefined categories, indicating a variety of unique circumstances not captured.
- 5.9 As well as considering why people present as homeless, the council recognises that households are either losing their tenancies, or unable to access accommodation due to unaddressed support needs. There has been a 35.9% increase in the number of people with support needs presenting to the local authority from 2021 to 2022/2023.
- In 2022/23, 49% of clients had a support need; a total of 1,113 support needs were identified for 676 households, compared with an average of 52% nationally.
- 5.10 There is a lack of appropriate housing options for people with complex or additional support needs, including those with poor mental health, substance misuse and a history of homelessness and rough sleeping. There is a clear correlation between complex support needs and those people repeatedly

presenting as homeless. It is therefore important to secure appropriate accommodation for this group with the right level of support to prevent evictions and repeat presentations.

- 5.11 The most frequently occurring support need is mental health, accounting for 26% of all declared support needs. Other frequently occurring support needs include physical ill health, domestic abuse, and offending history.
- 5.12 There has been a 16% increase in homelessness due to domestic abuse recorded from 2021/22-2022/23. Domestic abuse is a significant reason people present as homeless in Shropshire. The number of people that moved to suitable alternative accommodation when fleeing domestic abuse has reduced by approximately 12.03% between the years 2020/21 and 2022/23. This is due to a lack of readily available affordable housing, resulting in placements into temporary accommodation, which is not a positive solution for families.
- 5.13 There are increasing pressures in the use of temporary accommodation due to the lack of council owed housing stock. This has been exacerbated by the number of people requiring placements increasing since 2019/20, resulting in increased costs to the council.

In 2022/2023

- The average length of stay in bed and breakfasts is 75 days, although the longest period a household spent in a B&B during this time was 425 days.
  - The cost of emergency accommodation was £4,585,513 up from £2,636,494 on the previous year. Expenditure on B&B has increased by 233% over the last four years.
- 5.14 These figures (*below*) demonstrate the dynamic nature of housing placements and highlight the need for ongoing efforts to address homelessness and enhance housing options for vulnerable individuals and families.

<b>Annual placements</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
Households placed in temporary accommodation in each year	504	636	596	633
Households placed in B&B in each year	449	576	553	574

Source: H-CLIC (Homelessness Case Level Information Classification)

## 6 Shropshire's vision

6.1 Our vision, agreed collectively with our strategic partners and key stakeholders, is to strengthen, sustain, grow and innovate.

***Ending homelessness together with a focus on prevention and empowerment to support people towards sustainable housing solutions.***

6.2 We will achieve this vision by delivering the following strategic objectives, which are set within the context of the Homelessness Reduction Act.

- Develop a community and partnership approach to homeless prevention and early intervention.
- Meet the complex and unique needs of our customers to prevent rough sleeping and repeat homelessness.
- Develop and improve access to a suitable range of settled, supported and temporary accommodation solutions.
- Deliver an efficient, effective, and accessible housing options service tailored to meet the diverse needs of our customers.

## 7 Early intervention and prevention

- Reduce homelessness and mitigate its risk through effective intervention and prevention measures.
- Increase the number of positive outcomes achieved, before they reach the homeless relief stage.
- Enhance the effectiveness of relief interventions to minimise cases moving into the main homeless duty decision stage.

7.1 The homeless review found that 70% of individuals presented in 2022-2023 were already experiencing homelessness, it identified that the window to prevent had either passed or never existed. It highlighted a need to focus on improving the proportion of successful outcomes at the relief stage and reduce the proportion of cases moving to the main duty decision stage.

7.2 We want to ensure that an upstream approach to homeless prevention is embedded within the Housing Options Service, it is essential to integrate proactive measures and strategies that focus on addressing root causes and preventing homelessness before it occurs. This may involve implementing early intervention programmes to provide money advice, budgeting assistance, and debt management guidance. Collaborating with housing associations and the

third sector (community partners, charities, voluntary organisations and social enterprises) is crucial to address systematic issues contributing to homelessness. Additionally, we recognise the importance of embedding housing options into existing drop-in centres or other community spaces to enhance accessibility and support for those in need.

- 7.3 We will ensure that there is regular training for Housing Options staff, equipping them with the tools and techniques on upstream prevention methods to improve knowledge and expertise. Regular evaluations and feedback mechanisms can also help to refine and optimise the effectiveness of the embedded prevention strategies within the service and promote good practice.
- 7.4 We aim to prevent homelessness at the earliest opportunity by increasing awareness of the Housing Options Service and other services available to ensure that there is a buy in across all council services and wider stakeholders including landlords (social and private), criminal justice agencies, police and health services and there is a corporate approach to the prevention of homelessness. We aim to increase the awareness of the help people can expect and how to access it which is essential, to empower partners and customers to access timely help and reduce the number of people who present in crisis. Beyond urban areas, we further extend the visibility of outreach to rural communities, enhancing their understanding and tools to prevent homelessness.
- 7.5 Continuing our commitment to raising awareness, we encourage early engagement with our services, especially for single individuals, maximising opportunities for timely intervention and prevention before they face homelessness. We will identify the key triggers of homelessness and work with partners to ensure that they are equipped to prevent homelessness and/or make seamless referrals where necessary.

#### **Priorities for action**

- 7.6 **To prevent people from becoming homeless, we will work with registered providers and supported accommodation providers to establish new approaches to reduce evictions and assist people to remain in their homes.**

We aim to strengthen relationships with social housing providers in Shropshire, to build improved pathways and promote early intervention to reduce homelessness. In cases where a decision is made not to renew a tenancy or a provider plans to evict a tenant due to tenancy breaches without securing alternative housing, communication from registered providers at the earliest opportunity is a measure increasingly important, due to challenges surrounding anti-social behaviour, affordability, and arrears.

- 7.7 Development of a pre-eviction protocol for supported housing occupants will provide early housing options and advice to tenants to try and prevent homelessness or support a managed move. Alongside the development of a local pre-eviction protocol, social and supported housing providers should be encouraged to sign up to the principles of [Homes for Cathy](#).
- 7.8 We encourage partners to sign up for a nomination agreement, where we agree to work towards greater consistency in the allocation policies to maximise the use of housing stock. We will monitor and review protocols to ensure fair access for vulnerable groups and to develop coordinated pathways with key partners.
- 7.9 **Work with family and friends**
- We will enhance our efforts in pro-active prevention work, collaborating closely with friends and family at the prevention stage and promote planned moves. Shifting towards a model where the council requests reasonable notice from family members creates a window of opportunity for prevention work.
- 7.10 **Customer Service Point of Contact and Prevention toolkit**
- Our approach aims to ensure adequate access to services and increase face to face appointments for customers who would benefit most, including vulnerable customers with complex needs (currently delivered through a virtual delivery model). We are committed to ensuring that information remains up-to-date and accessible with delivery through face-to-face interactions, telephone services, and online platforms. This pro-active approach is designed to mitigate the impact of the cost-of-living crisis and enhance the customer's financial capabilities, facilitating access to education, training and employment opportunities. Furthermore, we will implement measures to support individuals potentially excluded from digital access, particularly those who may not be technically inclined or physically able to attend face to face appointments. We are committed to exploring actions such as self-assessment and self-referral, involving key partners, housing associations, charities, voluntary sectors, and all departments with Shropshire Council to provide necessary support and prevent individuals falling through the gaps in the system.
- 7.11 The current [Housing options and homelessness](#) website and [self-serve advice toolkit](#) provides a wide range of information for customers to be able to take initial steps to prevent themselves from becoming homeless and resolve their own housing situation. We will increase the range of information available via technology in order that they can self-serve, where they have the skills to do so.

**7.12 Expand membership to the Shropshire Homelessness Forum Group and seek commitment from partners to collaborate to prevent homelessness through a homelessness charter.**

We aim to introduce a homelessness charter aimed at making homelessness everyone's responsibility and identifying signs of homelessness to ensure timely referrals, thereby tackling homelessness collectively. We welcome any additional partners to include the police, social services, mental health, substance misuse services, voluntary organisations, charities, and local housing associations - but not exhaustive - to strengthen our commitment to a joined-up approach focused on developing, designing, and implementing solutions to help reduce homelessness.

**7.13 Comprehensive Homelessness Prevention and Housing Options Awareness Campaign.**

We are committed to undertaking a comprehensive awareness raising campaign focusing on homeless prevention. Additionally, our commitment extends to developing a better understanding of rural homelessness and fostering awareness with how to access relevant services, encouraging people to contact the council at the earliest possible stage to maximise opportunities for early intervention and prevention. Through these initiatives, we aim to build a more informed and engaged community to effectively tackle homelessness and ensure accessible housing options for all.

7.14 We will also enhance awareness and utilisation of the Sanctuary scheme, which provides victims of domestic abuse with a secure and safe environment within their own homes by enhancing security measures such as door braces and window locks and thereby preventing homelessness.

7.15 We will also consider the feasibility of developing creative approaches to working earlier with young people in educational settings and young people within the care system to prevent homelessness from occurring in the first place.

**7.16 Increase awareness of Duty to Refer**

Despite a significant increase in the duty to refer in 2022-23, we remain committed to emphasising the importance of duty to refer under legislation to allow for early intervention and prevention in cases, enabling pro-active measures to be implemented to prevent homelessness before it occurs. We want to increase the level of these referrals from public authorities as well as those organisations not subject to the duty to refer.

### 7.17 Explore and identify future government funding opportunities to improve outcomes for homeless households.

We will continue to actively explore funding sources to assist people who are homeless or at risk of homelessness to include rough sleepers, domestic abuse survivors and people affected by the pandemic and the cost-of-living crisis.

- Ensure registered providers of social housing notify when an eviction is planned, or a tenancy is not being renewed when alternative accommodation has not been secured.
- Develop a pre-eviction protocol for supported housing occupants.
- We encourage partners to sign up to a nomination agreement.
- Implement a model where the council requests reasonable notice from family members when approaching the Housing Options service.
- Continue to develop coordinated pathways to accommodation with key partners and monitor and review protocols.
- Enhance access to services and increase face to face appointments. Implement measures to support individuals excluded from digital access. Ensure that information remains up to date and accessible through various delivery methods.
- Increase the range of information available to the customer via technology in order that they can self-serve where they have the skills to do so.
- Expand the membership to the Shropshire Homelessness Forum Group and ensure robust attendance by key partners.
- Undertake a comprehensive homelessness prevention and housing options awareness campaign.
- Increase awareness of Duty to Refer
- Explore and identify government funding opportunities to improve outcomes for homeless households.

## 8 Addressing the complex and unique needs of our customers

- Meet the complex and unique needs of our customers to prevent rough sleeping and repeat homelessness.

8.1 We are committed to meeting the Government's objectives set out in the Rough Sleeping Strategy, which emphasises prevention, intervention, and recovery within a transparent and joined up system. Following the National Rough Sleeping Strategy (2018) and the '*Ending Rough Sleeping for Good*<sup>4</sup> Strategy, published in 2022, the Government sets out its aim to ensure that no one should have to sleep rough.

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<sup>4</sup> [Ending Rough Sleeping for Good \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

- 8.2 As a rural county, rough sleeping and homelessness more generally, is often hidden. People who are homeless or in housing difficulty are more likely to try and make temporary arrangements with family and friends, compared with more urban areas with greater provision available. We will ensure that our rural communities are aware of the help and support that is available to people who are at risk of homelessness.
- 8.3 The Homelessness Review identifies that at any one time, there are around 30 to 40 individuals in Shropshire with high levels of support needs and long histories of rough sleeping, often linked to mental health and substance misuse issues. To address this, we will collaborate with key statutory partners to establish a multi-disciplinary team approach aimed at addressing the underlying support needs of these individuals. Additionally, we will develop supported accommodation options tailored to meet their complex needs, including 24/7 supported accommodation and adopt the Housing First model.

#### **Priorities for action**

#### **8.4 Improve data collection.**

We recognise the need to enhance our data collection methods to better understand and address the support needs of individuals experiencing rough sleeping. While the annual rough sleeping count estimate provides a snapshot of rough sleeping prevalence, we acknowledge the necessity for more detailed and ongoing data collection efforts. To achieve this, we will explore adopting a new returner flow model through our outreach team to gather demographic and support needs information. This model focuses on the profile of individuals who experience repeated instances of rough sleeping, often referred to as revolving door cases, following periods of temporary accommodation or support and those people with complex needs. Our aim is to identify underlying factors contributing to their return to rough sleeping and develop clear pathways for both men and women particularly at crisis points where the risk of rough sleeping is heightened, i.e., prison release, hospital discharge and evictions. By implementing this model, outreach teams and service providers can gather more detailed information, enabling a comprehensive understanding of their experiences and needs, thereby facilitating more targeted interventions and improvement of services.

- 8.5 We provide monthly updates on rough sleeping figures to the Department for Levelling Up, Housing and Communities (DLUHC) and will continue to analyse this data, informing adjustments in our service to meet shifting demands effectively.

#### **8.6 Develop Housing First approach.**

For individuals where existing housing and support models have not been able to meet their multiple and complex needs, there is a need to pilot a different

approach. We will adopt a Housing First approach, based upon national best practice as a potential solution to address gaps in supported accommodation provision, with a focus on gaining commitment from key partners that meets the needs of people with multiple and complex needs.

#### **8.7 Explore the feasibility of developing an assessment centre.**

Currently there is a gap in providing a rapid offer of 'off the street' accommodation, with a clear pathway to address immediate needs, so that no-one must spend a second night on the streets as highlighted in the Homeless review. Shropshire has no direct access hostels, meaning individuals cannot access accommodation without a referral. Recognising the critical importance of time limited emergency type provision, we propose establishing an assessment centre. This centre would not only offer a temporary place to stay but also serve as a hub for intensive assessment of individuals' accommodation and support requirements. This comprehensive approach ensures that immediate needs are met, and individuals receive the tailored support necessary for a successful transition from the streets to stable housing.

#### **8.8 Address the issue of revolving doors by developing strategies to support individuals with complex and multiple needs, breaking the cycle of repeat homelessness.**

We recognise a significant gap in support for individuals with complex needs who do not currently fit the current criteria of the RESET team, which primarily focuses on addressing rough sleeping and substance use. To address this issue, we are eager to establish a multi-disciplinary team to work alongside the outreach service. This collaborative approach will offer substantial benefits in meeting the diverse needs of customers facing complex challenges. Additionally, we aim to collaborate with key partners to develop services tailored to homeless families' complex needs. Our goal is to advocate for a multi-agency strategy aimed at engaging the most complex individuals experiencing rough sleeping or at risk of rough sleeping. By adopting a targeted and cohesive approach, we aim to improve health and wellbeing outcomes and prevent intergenerational homelessness.

#### **8.9 Enhancing protocols to protect Rough Sleepers during severe weather.**

We will conduct a review of the Severe Weather Emergency Protocol (SWEP) trigger points and the period of measure to ensure there is sufficient capacity and support available. We will work in collaboration with our key stakeholder partner organisation that work directly with rough sleepers. This collaborative approach ensures that the protocol remains responsive to the evolving needs of individuals experiencing homelessness in our community.

*SWEP is activated in periods of extreme high or low temperatures. SWEP is an emergency response to support people experiencing homelessness, and ultimately prevents loss of life.*

By prioritising the safety and well-being of rough sleepers, we demonstrate our commitment to preventing loss of life on the streets during periods of severe weather and addressing emerging challenges associated with such conditions.

#### **8.10 Evaluation and securing future funding for Rough Sleeping Initiative projects.**

We will assess the impact and outcomes of the Rough Sleeping Initiative (RSI) funded projects, and develop a business case to secure future funding, including a detailed cost benefit analysis.

#### **8.11 Make effective use of clients with lived experience to shape our services.**

We aim to improve services for both clients and staff and to improve engagement.

- Improve data collection and analyse data monthly based on regular outreach.
- Adopt a Housing First model for vulnerable individuals.
- Explore the feasibility of an assessment centre.
- Work in partnership to identify and address revolving door approaches to the service.
- Review the Severe Weather Emergency Protocol for Rough Sleepers (SWEP).
- Evaluate and secure future funding for Rough Sleeping Initiative projects.
- Make effective use of clients with lived experience to shape our services.

### **9 Develop and improve access to a range of suitable accommodation solutions.**

- Procure temporary accommodation at a fair price and drive down costs while achieving value for money.
- Reduce the use of nightly paid options, including B&B short term accommodation.
- Ensure the provision of temporary accommodation is sufficient to manage demand and to meet homelessness duties.
- Empower homeless applicants to find their own accommodation.
- Housing Options for single individuals.
- Deliver a balanced housing market.
- Strengthen partnership working with landlords to ensure private rented housing is a more accessible longer term housing solution.
- Develop a coordinated approach to increase provision of supported housing.

- Deliver new social housing and enable delivery of other affordable housing.

### **Priorities for action**

#### **9.1 We will end the use of unsuitable B&B accommodation by exploring alternative options for the provision of emergency nightly paid accommodation.**

In response to increased demand, the use of B&B provision for temporary accommodation has risen by 28% over the last three years. Moving forward, we aim to use B&B facilities strictly for emergencies only and for no longer than necessary. Our long-term goal is to phase out the use of B&B accommodation altogether. However, recognising the ongoing need for emergency accommodation, we will explore alternative options with the aim of completely ending the reliance on B&B facilities.

#### **9.2 We will explore the extended use of housing association properties to discharge functions under the homeless legislation.**

#### **9.3 Ensure an adequate range of monitoring arrangements, processes and performance management measures are in place to monitor and manage the use of temporary accommodation.**

In response to the high demand of temporary accommodation, our efforts are directed towards reducing the number of households placed in such arrangements and minimising their length of stay, which will improve outcomes for families and optimise resources within the Housing Options team. Continual monitoring of the household composition of those requiring temporary accommodation ensures that supply aligns with demand, while regular reviews identify future need and inform options for delivery arrangements. Additionally, we will explore how low demand or obsolete stock could be repurposed to provide temporary accommodation.

#### **9.4 We will continue to work with social housing landlords to ensure it supports prevention and relief activity and maximise access for homeless households within the allocation scheme when making formal suitable offers.**

#### **9.5 Enhanced move on plans for all households in temporary accommodation**

We will actively work with households in temporary accommodation to continue to review their housing options and plan their move into settled accommodation through individual move on plans, making sure those at risk or without a home get the support they need.

#### **9.6 Introduce weekly meetings to refocus on move-on strategies, ensuring clear priority actions are in place to address barriers. Additionally develop and implement clear, personalised move-on plans for every household in temporary accommodation, including specific actions, timescales, and responsibilities and**

support case officers in identifying suitable options at both relief and main duty stages.

- 9.7 We will consider the package of support needed to facilitate successful move-on arrangements from supported accommodation.

**9.8 Housing Options for single people across the housing sectors**

There is a need to develop a wider range of provision tailored specifically to the needs of single people, particularly those under the age of 35. We will collaborate closely with housing providers, including private landlords and registered social landlords, to expand the availability of suitable accommodation options such as lodgings and house shares. Through collaborative partnerships and targeted initiatives, we are committed to ensuring that single individuals have access to safe, stable and affordable housing solutions, thereby reducing the risk of homelessness and promoting sustainable housing outcomes.

**9.9 Deliver a balanced housing market.**

We will continue to work with Homes England and Registered Providers (housing associations) to secure funding for schemes with an emphasis on social rents. To maximise the benefits of new housing and related funding, we ensure it meets community needs. The Council's emerging [Local Plan](#) specifically DP1, *mandates that sites with five or more dwellings for residential development are expected to provide a mix of dwelling sizes, types and tenures. Additionally, it mandates that at least 25% of open market dwellings must consist of two bedrooms or less.* This influences negotiations and decision-making on site plans. Opportunities will arise to finalise new housing policies and guidance during the local plan review process, ensuring sustainable developments meeting diverse needs.

**9.10 Private rented sector**

In response to the challenges posed by the buoyant rental market and high rent levels compared to restricted local housing allowance rates, as well as substantial upfront payments and guarantor requirements, we recognise the need to enhance accessibility to the private rented sector as a sustainable long-term housing solution.

- 9.11 To address this, we have recently recruited an accommodations pathway officer dedicated to working with known rough sleepers to expand our presence in the private rented sector and building strong relationships with landlords.

- 9.12 Additionally, we will undertake a comprehensive review of potential models for assuming management responsibilities of private sector properties. This review will consider options such as direct council management, lettings arrangements, partnership with social lettings agencies, or leasing agreements. If an appropriate

model is identified, we will explore the feasibility of developing a comprehensive landlord offer to incentivise private sector lettings, with the aim of promoting active engagement and partnership with the private rented sector to enhance access to housing solutions for individuals facing homelessness or housing challenges.

9.13 Furthermore, we will assess how the private rental sector can be used more widely to assist homeless households and those threatened with homelessness. Our aim is to empower individuals to navigate the private rented sector independently and be well-prepared for tenancy agreements. We are committed to exploring innovative approaches to leverage the private rented sector effectively in both homelessness prevention and relief efforts.

9.14 **Develop a coordinated approach to increase provision of supported housing.**

We will conduct a strategic needs assessment of supported housing and develop a supported housing strategy to meet the requirements of the Supported Housing Regulatory Oversight Act of 2023. Through this process, we aim to develop a coordinated approach to increase the provision of supported accommodation and facilitate transitions to meet identified needs.

- We will continue to work with social housing landlords to ensure it supports prevention and relief activity and maximise access for homeless households within the allocation scheme when making formal suitable offers.
- We will explore the extended use of housing association properties to discharge functions under the homeless legislation.
- Introduce weekly meetings to refocus on move-on strategies.
- Facilitate discussions around a range of affordable Housing Options for single individuals, particularly those under 35 years of age.
- We will continue to work with Homes England and Registered Providers to deliver new social housing and enable the delivery of other affordable housing.
- Promote active engagement and partnership within the private rental sector. Undertake a comprehensive review of potential models for assuming management responsibilities of private sector properties.
- Conduct a strategic needs assessment of supported housing and develop a supported housing strategy.

10 **Deliver an effective and efficient Housing Options service.**

- Prioritise resources effectively within the approved budgets to deliver an efficient housing options service designed to meet the needs of our customers.
- Enhance Data Recording Practices

- 10.1 In response to findings from the Homeless Review, which highlighted missed opportunities for prevention work and emphasised the need for a greater focus on relief efforts, particularly considering the reduction in successful relief outcomes observed in 2022-23, we acknowledge the importance of prioritising resources effectively and implementing targeted initiatives.

### **Priorities for action**

#### **10.2 Detailed Operational Service Review**

To ensure a more streamlined customer experience and enhance service delivery, we will commission a detailed operational service review. This review will analyse the customer journey, service delivery model, legal compliance, and resource allocation to maximise prevention efforts while effectively managing demand. By redesigning our systems and processes, we aim to achieve positive prevention and relief outcomes and better support individuals facing homelessness.

#### **10.3 Introduction of Key Performance Indicators (KPIs)**

We will introduce KPIs to measure our performance in delivering the homeless service, highlighting areas of success and areas for improvement. These indicators will inform decision-making and help us prioritise resources effectively to meet the needs of our customers.

#### **10.4 Enhancing Data Recording Practices**

We will enhance data collection to identify individuals at risk of homelessness and design targeted interventions for prevention, accommodation and support. Adopting a reportable format for recording homeless individuals will integrate data into local development plans. Through data analytics, we will gain insights into how homelessness impacts specific demographic groups, including those with mental ill health, those with disabilities, those affected by domestic abuse, those leaving hospital, care leavers, veterans, people with an offending history, and any other disproportionately affected group.

#### **10.5 Review of Staffing Levels and Resources**

A review of staffing levels and resources has been conducted to strengthen our prevention approach. Additional staff have been recruited to reduce caseloads, shorten waiting times for appointments, and improve the accuracy and timeliness of homeless case level information submissions to government. This will ensure that we have the right resources in place to effectively respond to requests for assistance and prevent homelessness in our community.

- 10.6 To enhance our service delivery, we will focus on strengthening training, development, policies and procedures. We are committed to training our staff in

trauma-informed practice approaches, ensuring sensitivity and compassion when working with individuals experiencing homelessness, including rough sleepers and survivors of domestic abuse.

- 10.7 We will put customers at the heart of what we do, where we learn from lived experience and effective handling of complaints to achieve a resolution within our published timescales and implement continuous learning throughout the service.
- 10.8 We are prioritising regular communication with service users, providing updates on their progress and available options, including those in temporary accommodation. We recognise the importance of involving customers in service improvement initiatives and seeking feedback regularly.
- 10.9 We will continue with our open-door approach to listen to the community voice so that qualitative data and feedback can help shape future design but also benchmark our progress in this strategy.
- 10.10 Furthermore, we will ensure that the necessary resources and tools are in place to enhance the delivery of the service. This includes implementing measures such as revised notification letters, fact sheets, updated personal housing plans (PHPs), clear policies and procedures, and joint protocols.

- Commission a detailed operational service review
- Enhance data collection and introduce KPI's.
- Strengthen training, workforce development, policies and procedures.
- Regular communication with service users, including updates on progress and available options.
- Monitor the progression of the Renters (Reform) Bill 2023

## 11 [Monitoring and delivery of the strategy](#)

- 11.1 It is acknowledged that the varied circumstances of homelessness cannot be tackled by one agency or service alone. Therefore, the Council must regularly review the way it delivers services to prevent and tackle homelessness, both directly and in partnership with local agencies. As part of the ongoing review process, we will actively engage with the Shropshire Homelessness Forum group, using the existing partnership framework and expertise of its member agencies.
- 11.2 The Council will continue to strengthen and improve multi-agency responses and engagement with a wide range of partners to ensure delivery of this strategy. Recognising the valuable work undertaken by partner organisations, the council will look to support them where appropriate in funding bids that support delivery of this strategy.

- 11.3 Delivery of the actions outlined in Appendix ii to this document will be monitored through quarterly reviews. It is expected that some of the actions may evolve over the lifetime of the strategy, and any such changes agreed by the review group and reported to the management team before being incorporated into the action plan. Regular updates on delivery of the Homelessness Strategy Action Plan will be provided to elected Members, senior and corporate management teams, and other relevant boards and committees. The action plan will undergo quarterly monitoring and annual review to ensure responsiveness to emerging needs, policy and legislative changes, and achievements of contained priorities.

## 12 Acknowledgements

- 12.1 Shropshire Council would like to acknowledge and thank all service users and organisations that have contributed to the Homelessness Review and development of the Homelessness Strategy by assisting in the completion of questionnaires as well as providing valuable input throughout the consultation process.

Appendix II: Action Plan

<b>Develop a partnership approach to homeless early intervention and prevention</b>			
<b>Priority for action</b>	<b>Timescale</b>	<b>Outcome</b>	<b>Responsible service</b>
Ensure registered providers of social housing (housing associations) notify when an eviction is planned, or a tenancy is not being renewed when alternative accommodation has not been secured.	Ongoing	Assist people to remain in their homes or allow a window of opportunity for early intervention and prevention work to support planned moves.	Registered providers of social housing (housing associations) Supported accommodation providers. Shropshire Council
Develop a pre-eviction protocol for supported housing occupants.	Year 2	Aiming to streamline the eviction process and provide timely support.	Shropshire Council Supported accommodation providers.
We encourage partners to sign up for a nomination agreement	Ongoing	Monitor and review protocols to ensure consistency in allocation policies and maximise the use of housing stock.	Registered providers of social housing (housing associations) Supported accommodation providers. Shropshire Council
Implement a model where the council requests reasonable	Year 1	Creates a window of opportunity for pro-	Shropshire Council to collaborate with relevant social services, housing support, local community groups and other stakeholders.

notice from family members when approaching the Housing Options service		active prevention work and facilitating planned moves	
Continue to develop coordinated pathways to accommodation with key partners and monitor and review protocols	Ongoing	To ensure that the Allocations Policy is kept under review	Shropshire Council Key partners Registered providers of social housing (housing associations)
Enhance access to services and increase face to face appointments. Implement measures to support individuals excluded from digital access. Ensure that information remains up to date and accessible through various delivery methods.	Year 2	Enhancing access to services and support for vulnerable customer and individuals potentially excluded from digital access.	Shropshire Council Registered providers of social housing (housing associations) Social services Housing Support Charities Voluntary organisations
Increase the range of information available to the customer via technology in order that they can self-serve where they have the skills to do so	Ongoing	More customers can resolve their own housing issue using information made available. Up to date website with a wide range of information available.	Shropshire Council Key partners
Expand membership to the Shropshire Homelessness Forum Group and ensure robust attendance by key partners	Year 1	Demonstrate a strong corporate commitment to a joined-up approach with a focus on developing, designing and implementing solutions	Social services Mental health teams Substance misuse services Registered providers of social housing (housing associations) Key partners

Undertake a comprehensive homelessness prevention and housing options awareness campaign	Year 2	Build a more informed community to tackle homelessness and ensure accessible housing options for all. Develop a better understanding of rural homelessness and foster awareness with rural communities on how to access relevant services	Shropshire Council Faith, Charity and voluntary sectors Local communities Housing Options services Key partners, Registered providers of social housing (housing associations) Rural community organisations Educational settings, Young people within the care system Social services Youth organisations
Increase awareness of Duty to Refer	Ongoing	Increased awareness and compliance with duty to refer legislation, resulting in timely support and intervention for individuals at risk of homelessness	Shropshire Council Prisons Youth offender institutions Youth offending teams. Probation Service Jobcentre Plus social services Educational settings (colleges, universities) Community hospitals Shrewsbury and Telford Hospital NHS Trust (urgent treatment centre, emergency departments)
Explore and identify government funding opportunities to improve outcomes for homeless households.	Ongoing	Secure funding to support initiatives aimed at improving outcomes for homeless households, including those for rough sleepers, domestic abuse survivors, and individuals affected by the pandemic and the cost-of-living crisis	Shropshire Council

<b>Address the complex and unique needs of our customers to prevent rough sleeping and repeat homelessness.</b>			
Improve data collection and analyse data monthly based on regular outreach	Ongoing	Monitor trends to shape the service	Shropshire Council RESET The Shrewsbury Ark
Adopt a Housing First model for vulnerable individuals	Year 2	Improved housing stability, enhanced well-being and reduced homelessness	Shropshire Council Shropshire Towns and Rural Housing
Explore the feasibility of an assessment centre	Year 2	Comprehensively assess homelessness status and support needs, facilitating tailored interventions and pathways to appropriate housing and support services, reducing revolving door presentations	Shropshire Council Shropshire Towns and Rural Housing
Work in partnership to identify and address revolving door approaches to the service	Ongoing	Mitigate of recurring homelessness by addressing revolving door approaches to service provision through collaborative partnerships and targeted interventions	Shropshire Council to include housing, health and adult social care services. Key partners
Review the Severe Weather Emergency Protocol for Rough Sleepers (SWEP)	Year 1	To provide sufficient beds when SWEP is activated for those who	Shropshire Council

		are on the streets, including an assessment of their accommodation and support needs. To reduce the risk of cold related illnesses and excess winter deaths/ deaths caused by extreme heat	
Evaluate and secure future funding for Rough Sleeping Initiative projects.	Year 2	To assess the impact and outcomes of the Rough Sleeping Initiative (RSI) funded projects, and develop a business case to secure future funding, including a detailed cost benefit analysis.	Internal only
Make effective use of clients with lived experience to shape our services.	Year 2	To improve services for both customers and staff and to improve engagement	Shropshire Council and Key partners
<b>Develop and improve access to a suitable range of settled, supported and temporary accommodation solutions.</b>			

We will continue to work with social housing landlords to ensure it supports prevention and relief activity and maximise access for homeless households within the allocation scheme when making formal suitable offers.	Ongoing	Improved move-on options and a reduced spend on, and time spent in, temporary accommodation wherever possible.	Shropshire Council Registered providers of social housing (housing associations)
We will explore the extended use of housing association properties to discharge functions under the homeless legislation.	Year 1	Reduce the reliance on emergency and temporary accommodation	Shropshire Council Registered providers of social housing (housing associations)
Introduce weekly meetings to refocus on move-on strategies.	Year 1	Enhance move on plans for all households in temporary accommodation.	Shropshire Council Support services
Facilitate discussions around a range of affordable Housing Options for single individuals, particularly those under 35	Year 2	Expand the availability of suitable housing options tailored to the needs of single individuals to include options tailored to the needs of people under 35	Shropshire Council Housing Providers such a Private landlords and Registered providers of social housing (housing associations)
We will continue to work with Homes England and Registered Providers	Ongoing	To secure funding for schemes with an emphasis on social rents.	Shropshire Council Homes England
Promote active engagement and partnership within the	Year 2	Enhance housing solutions in the private	Shropshire Council Private sector landlords

private rental sector		rented sector	
Undertake a comprehensive review of potential models for assuming management responsibilities of private sector properties	Year 2	Consider the feasibility of developing a comprehensive landlord offer based on findings	Shropshire Council Private sector landlords Estate agents
Conduct a strategic needs assessment of supported housing and develop a supported housing strategy.	<i>Subject to further Government consultations and guidance</i>	To meet the requirements of the Supported Housing Regulatory Oversight Act of 2023.	Internal only
<b>Deliver an effective and efficient Housing Options service.</b>			
Commission a detailed operational service review	Year 1	Analyse service delivery model. Develop a suite of policies and procedures to ensure legal compliance, consistent service delivery, improved customer outcomes while reducing duplication and waste.	Internal only
Enhance data collection and introduce KPI's	Year 1	Embed a culture of performance management by analysing and discussing performance regularly at team	Internal only

		meetings and one to ones. Highlight areas of success and improvement to inform decision making. Introduce a range of local performance indicators to be monitored and reported on a regular basis to focus on key areas of service delivery	
Strengthen training, workforce development, policies, and procedures.  Regular communication with service users, including updates on progress and available options	Ongoing	Enhanced service delivery	Shropshire Council Key partners Stakeholders Service users
Monitor the progression of the Renters (Reform) Bill 2023	Ongoing		Internal only

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# Homelessness Review 2023

## Executive Summary for Shropshire Council

February 2024

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### Introduction

#### Background

The Homelessness Act 2002 requires every local authority to carry out a review of homelessness every five years, to develop and publish a homelessness and rough sleeping strategy based on this review, and to consult with other local statutory and voluntary organisations. Tackling homelessness and rough sleeping is a key priority for Shropshire Council and its partner organisations. The comprehensive homelessness review will provide a sound evidence base to inform the authority's homelessness strategy. The homelessness review will provide a basis for a strategic approach to preventing homelessness and provide the services to support and accommodate those in housing need. This executive summary provides an outline of the main findings of the review, an analysis of future trends and identifies key issues for the strategy to address.

#### Shropshire's Approach

Whilst Shropshire Council as part of its statutory duty has produced this document, it is not simply a review of the services provided by the Council. There are multiple and complex issues that can cause homelessness, therefore in compiling this review, Homeless Link together with the Council has worked closely with a variety of other statutory and voluntary agencies to gain a detailed understanding of homelessness across Shropshire. The review is a multi-agency document, which recognises that partnership working is key to preventing homelessness and developing sustainable housing and support solutions.

#### Methodology

The homelessness review is required to cover an analysis of the past, current, and future levels of homelessness, an audit of the services aimed at preventing, accommodating, and supporting people who are or may experience homelessness, and a review of the resources available to spend on homelessness within the district. The review process has drawn upon a wide range of sources – including homelessness statistics, H-CLIC data, outreach data, and a series of consultation exercises. There are many complex issues that can give rise to homelessness, therefore, in compiling this review, the Council has worked closely with a variety of other statutory and voluntary agencies. Consultation with staff, partners, and customers was critical to the review process, and will continue to inform the development of the strategy and improvements to existing Council services. We have consulted extensively with service users and stakeholders through a range of methods to ensure that the review directly

reflects the experiences of those who have experiences of homelessness and those working in the sector.

### Homelessness in Figures

<p>In 2022/23, there were</p> <p><b>3,443</b></p> <p>approaches to the housing solutions service</p>	<p>In 2022/23, there were</p> <p><b>1,400</b></p> <p>homelessness duties owed</p>	<p>Family and friends is given as the main cause of homelessness, accounting for</p> <p><b>26%</b></p> <p>of cases</p>
<p>In the last year, there has been a</p> <p><b>33%</b></p> <p>increase in homelessness assessments</p>	<p><b>Mental Health</b></p> <p>is the most prevalent support need</p>	<p><b>676</b></p> <p>households had a support need</p>
<p><b>56%</b></p> <p>of those owed a homelessness duty are single</p>	<p><b>43%</b></p> <p>had their homelessness successfully prevented</p>	<p><b>18%</b></p> <p>had their homelessness successfully relieved</p>
<p>In 2022/23,</p> <p><b>633</b></p> <p>households were placed in temporary accommodation</p>	<p>Over the last 4 years, there has been a</p> <p><b>161%</b></p> <p>increase in rough sleeping</p>	<p>There are <b>6,259</b> households on the housing register accommodation, of which <b>51%</b> have a need for one bedroom accommodation</p>



### Demand on the Housing Options Service

- In 2022/23 there were 3,443 approaches to the housing options service; there has been an 8.5% increase in demand over the last three years.
- Just over 2,000 of these approaches were for advice and assistance only; the remaining 1,400 cases were experiencing homelessness or threatened with homelessness within 56 days.
- Caseloads are very high, which impacts upon the number of successful prevention and relief outcomes that the team is able to achieve.
- The number of homelessness assessments has increased by 33% in the last year.
- In 2022/23, 1,375 homeless duties were owed to households who were either experiencing homelessness or threatened with homelessness.

**Recommendation:** Consideration should be given as to how demand can be more effectively managed, and resources focused on cases where there is a threat of homelessness.

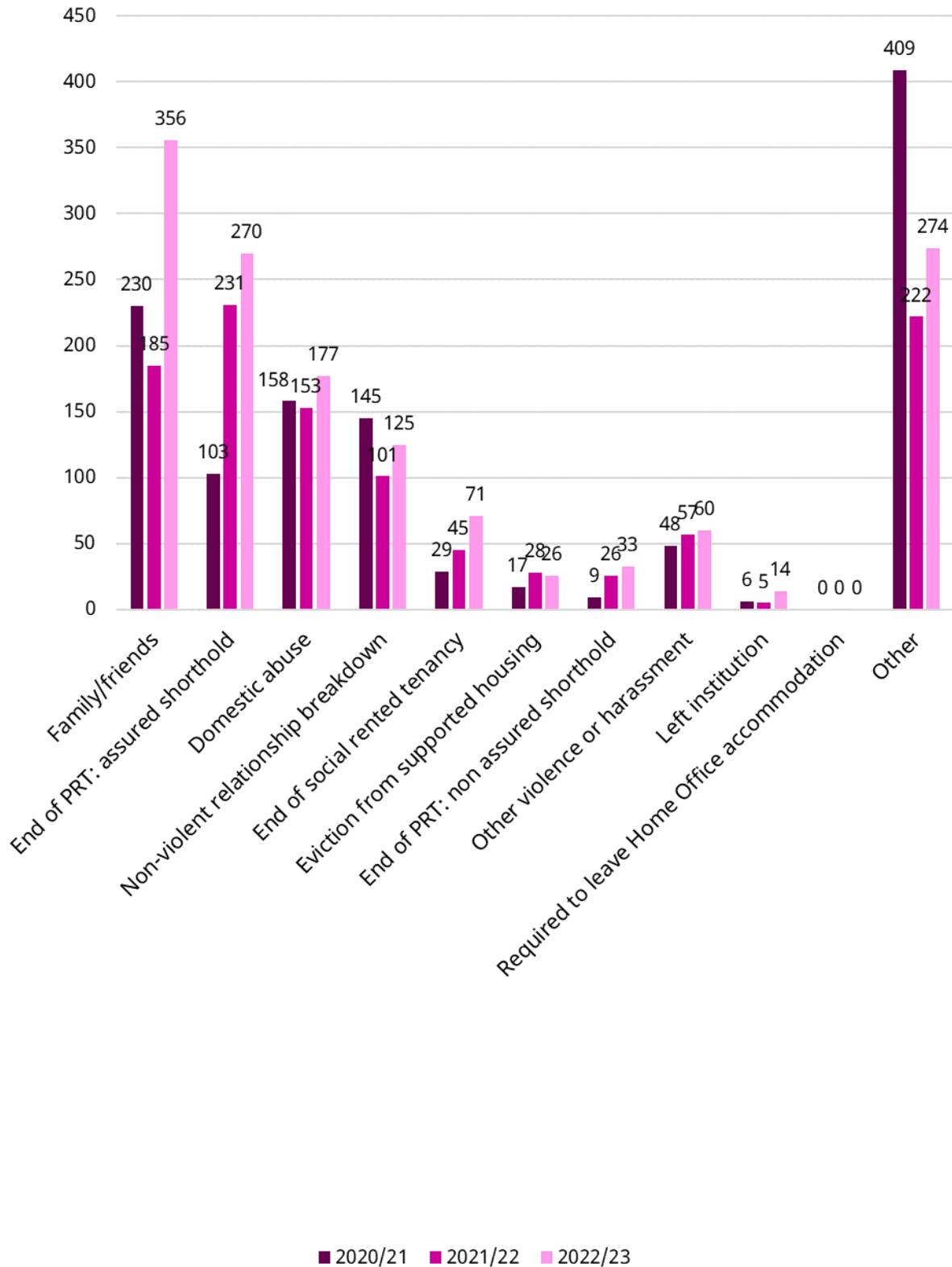
### Profile of Homelessness

- Of those owed a duty in 2022/23, a higher percentage of clients were owed a relief duty (70%) than a prevention duty (27%), suggesting that work may need to be done to encourage clients to access the service earlier to enable opportunities for prevention to be maximised.
- In total, singles account for 56% of all households owed a prevention or relief duty.
- In 2022/23, people aged 18-34 years accounted for 48% of all customers owed a duty.
- White households account for 90% of those owed a duty, and ethnicity is not known for a significant number of households each year. Moving forward, it will be essential to improve data capture in this area to have an improved understanding.
- In 2022/23, 49% of clients had a support need; a total of 1,113 support needs were identified for 676 households.
- The most frequently occurring support need is mental health, accounting for 26% of all declared support needs. Other frequently occurring support needs include physical ill health, domestic abuse, and offending history.

**Recommendation:** There is a need to raise awareness of the service with customers and partner agencies to encourage clients to access the service at an earlier point in order for opportunities for early intervention and homelessness prevention to be maximised.

## Reasons for Experiencing Homelessness

Figure 1: Reasons for Homelessness



The main reason for experiencing homelessness in 2022/23 was due to family/friends no longer willing to accommodate accounting for 26% of all cases, followed by end of private rented accommodation (20%), domestic abuse (13%), and relationship breakdown (9%).

The number of social housing evictions has increased over the last three years, accounting for 15% of all cases in 2022/23.

### **Recommendations:**

- There is a need to ensure that there is a range of prevention tools in place targeted at the main causes of homelessness.
- Close work is required with the main social housing providers in Shropshire to reduce homelessness from social housing.

### **Prevention and Relief Outcomes**

- Homelessness was successfully prevented for 43% of households threatened with homelessness, which is below the national average of 53%.
- Homelessness was successfully relieved for 18% of households who were experiencing homelessness, which is below the national average of 36.2%.
- The service is more successful at helping households to secure alternative accommodation (80%) than enabling them to remain in their existing accommodation (20%).
- The majority of prevention and relief outcomes were achieved by accessing social housing. There was some success in accessing private rented accommodation.
- It is of note that in 2021/22, of the 185 cases of family eviction, 168 of these customers were owed a relief duty and only 17 were owed a prevention duty.
- There is a need to try and work with these households at a prevention stage to focus on pro-active prevention work and planned moves. Moving to an approach where the council asks family members to give reasonable notice is likely to create a window of opportunity for prevention work to take place.
- There is a heavy reliance on social housing when preventing and relieving homelessness.

### **Recommendations:**

- There needs to be an increased focus on helping people to maintain their existing accommodation.
- There is a need to have more focused approach to preventing homelessness due to family and friends evicting.

- The council needs to make better use of the private rented sector for preventing and relieving homelessness.

### Main Duty Decisions

- In 2022/23, of the original 1,035 households owed a prevention or relief duty, 48% of households went on to have a main duty decision, and 35% a main duty owed (s193 duty). This is significantly above the national average.
- Households with dependent children make up the largest priority need group, followed by vulnerability due to mental health, physical health, and fleeing domestic abuse.
- In 2022/23, there were 274 offers of social housing to bring the main housing duty (s193 duty) to an end, this compares with 51 offers of social housing to end the prevention duty and 59 offers of social housing to end the relief duty.
- While it is acknowledged that the focus of the service has been about moving households on from temporary accommodation, consideration needs to be given as to how households can be offered social housing as a successful prevention or relief option, reducing the demand on temporary accommodation, and providing improved customer outcomes, and reducing the pressure on the team.

### Recommendations:

- There may be an opportunity to increase the use of private rented accommodation to enable the council to successfully discharge its duty and move households out of temporary accommodation.
- Consideration needs to be given as to how social housing can be used to prevent and relieve homelessness, reducing the pressure on temporary accommodation.

### Rough Sleeping

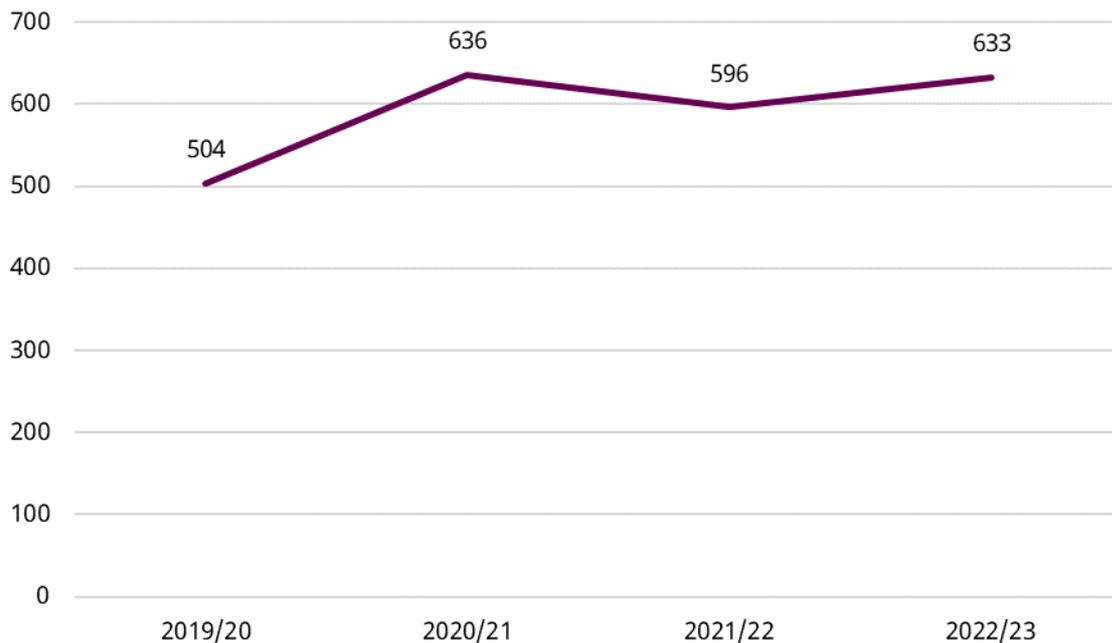
- The numbers of people experiencing sleeping rough has remained at a significant level, and only once dipped below ten. In the last five years the numbers of individuals experiencing rough sleeping has ranged between 16 – 23 households.
- The majority of people experiencing rough sleeping are found in Shrewsbury.
- There has been an increase in rough sleeping over the last ten years.
- There are an average of 21 new individuals experiencing rough sleeping each month.
- There is a significant number of revolving door cases. These individuals have complex and/or multiple needs and are stuck in a cycle of repeat homelessness. At any one-time, Shropshire has a cohort of around 30 to 40 adults with high levels of support needs and long or cyclical histories of experiencing sleeping rough.
- The scale of hidden homelessness across Shropshire is not fully understood but is thought to be a significant issue, particularly in rural areas.

**Recommendations:**

- In order to prevent rough sleeping in the first place, there is a need for an improved understanding of the causes of rough sleeping in order to ensure targeted prevention interventions are in place. There is also a need to improve data capture in relation to rough sleeping to inform future service development and interventions.
- There is a need to develop off the street accommodation, and a clear accommodation pathway, including safe accommodation for women.
- The development of a multi-disciplinary team would provide a joined-up approach to working with those with complex needs, alongside a multi-agency complex needs group to ensure a joined-up approach to working with individuals with the most entrenched experience of rough sleeping.

**Temporary Accommodation**

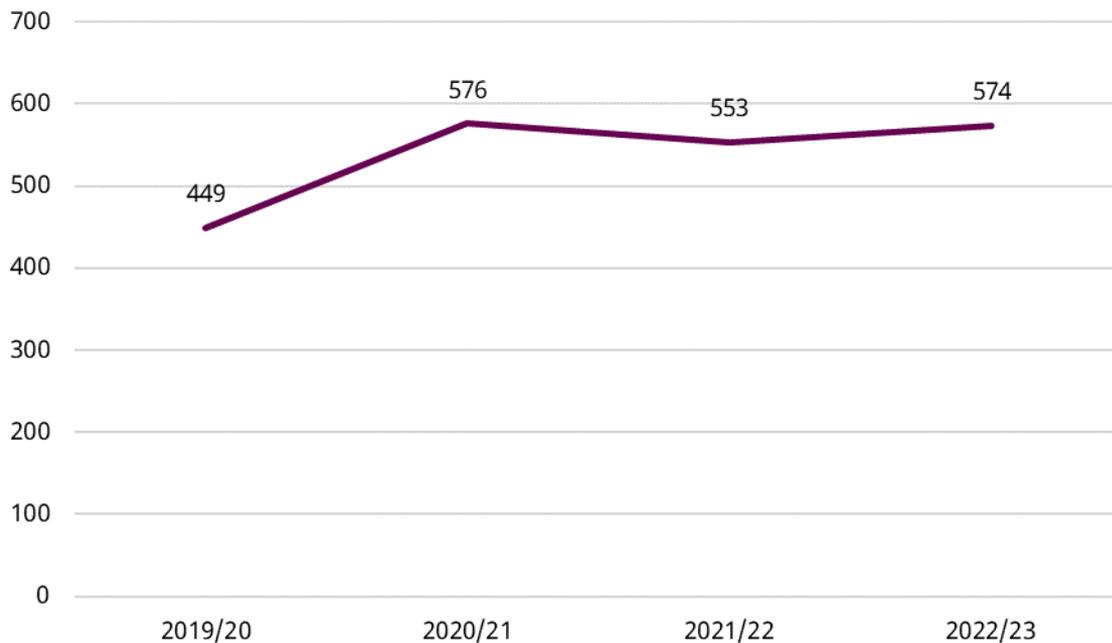
**Figure 2: Households Placed in Temporary Accommodation in Each Year**



Source: Shropshire Council

The total number of annual placements shows that placements increased in 2022/23 compared with the previous year, and the placement numbers were very close to the peak in 2020/21. This is likely to be linked to the increased number of presentations and reduced prevention outcomes being achieved.

**Figure 3: Households Placed in B&Bs Each Year**



Source: Shropshire Council

- The data demonstrates that there is a heavy reliance on bed and breakfast accommodation, suggesting that there is currently an insufficient supply of suitable temporary accommodation.
- The average length of stay in bed and breakfasts is 75 days, although the longest period a household spent in a B&B during this time was 425 days.
- Expenditure on B&B has increased by 233% over the last four years.

**Recommendations:**

- There is a need for an increased focus on move on from temporary accommodation.
- There is a need to ensure that there is a sufficient supply of temporary accommodation, of the right type and in the right place. This will be essential to avoid the high use of bed and breakfasts.

### Homelessness Prevention and Support Services

#### Housing Options Service

- The demand on the housing options service, operational practice, and available resources has meant that the service has become largely reactive, with limited opportunities for early intervention and prevention.
- An increasing number of customers contact the service when they are already experiencing homelessness, or an experience of homelessness is imminent. Where customers do present when threatened with homelessness, limited capacity within the team means that prevention and early intervention work can be limited.
- The service is seeing an increased complexity of need amongst customers.
- There are challenges associated in delivering the service over such a large rural area, both in terms of accessibility, staff time taken when travelling to undertake home visits, and the ability to find affordable housing solutions in the areas where clients have connections, including employment and schooling.

#### Recommendations:

- A more detailed operational review of the housing solutions service would help to understand what resources are needed to manage demand and how improved customer outcomes can be achieved.
- There is a need to undertake a detailed review of the current customer journey with a view to redesign the journey to ensure a streamlined customer experience, whereby customers do not need to repeat their story, and ensuring the best use of resources by removing duplication and hand offs, while effectively managing demand, and having an increased focus on homelessness prevention.
- There is a need for an enhanced focus on prevention and early intervention, including enabling clients to retain their existing accommodation.
- Given the increasing number of social housing evictions there is a need to develop a local pre-eviction protocol, social and supported housing providers should be encouraged to sign up to the principles of Homes for Cathy.
- There is a need to ensure that prevention tools are targeted at the main causes of homelessness.
- There is a need to update the website to increase the amount of information and advice available to customers, increasing the amount of self-help information available and potentially reducing the demand from advice only cases.

### Other Services

There are a wide range of services across Shropshire that provide a wide range of advice and services. Predicated increases in homelessness linked to the cost of living are likely to place increased pressure on many of these services.

### Settled and Supported Accommodation

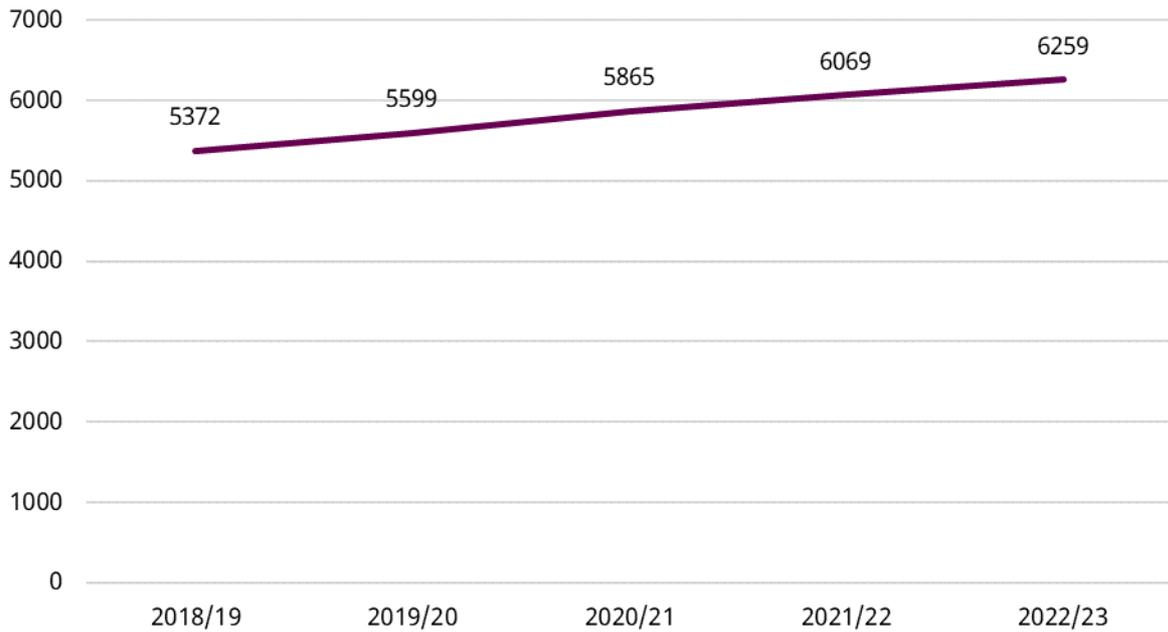
#### Supported Accommodation

- There is a gap in provision for meeting the accommodation and support needs of the most complex clients with multiple needs.
- There is a gap in the provision of supported accommodation for women.
- There is a need to develop supported accommodation provision for young people with complex and multiple needs.
- Housing first is a potential solution to meeting this gap but will require a commitment from a range of key partners to ensure its success.

#### Social Housing

- There is a total of just under 20,000 units of social housing, of which 20% are owned and managed by the council. There are 16,432 general needs units, of which 41% are three-bedroom properties and 39% is two bedroom accommodation.
- In March 2023, there were 6,259 households on the housing register, the number of households on the register has increased by 16.5% over the last five years. The greatest demand is for one bedroom accommodation, accounting for 51% of all applicants, followed by two-bedroom accommodation (30%) and three-bedroom accommodation (16%).

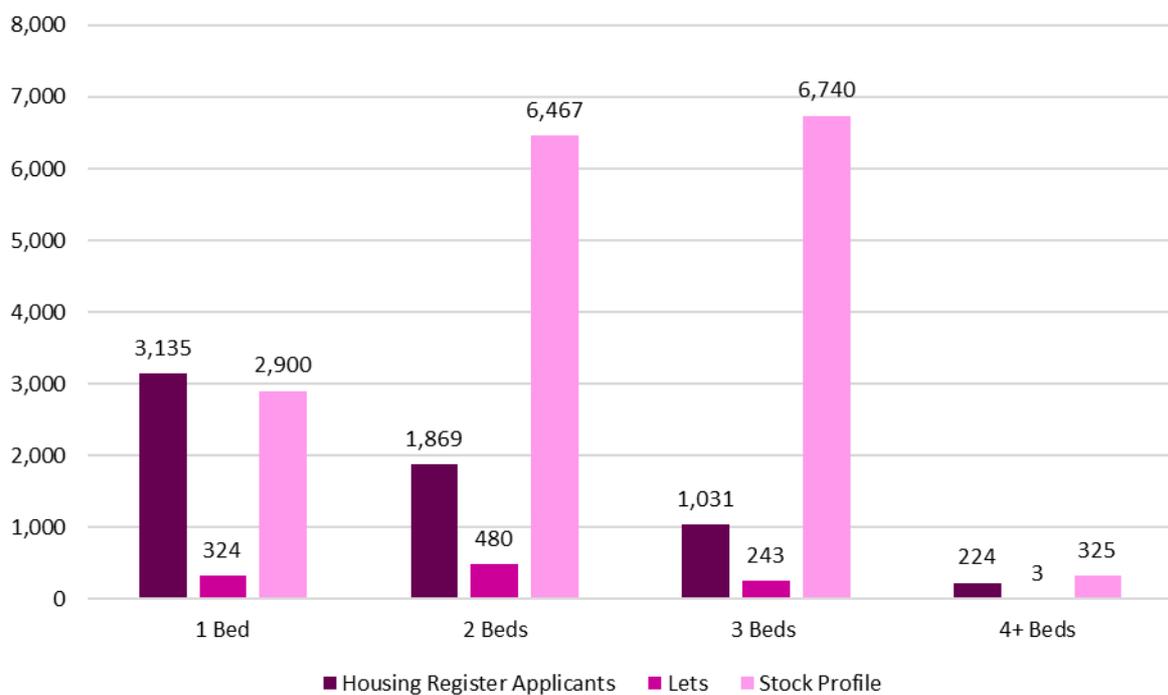
#### Figure 4: Number of Applicants on the Housing Register



Source: Shropshire Council

In 2022/23, there were 1,050 social housing lets, this represents a reduction in lets of 25.5% over the last five years. Demand exceeds supply for all property types; however, the greatest unmet need is in relation to one bedroom accommodation.

Figure 5: Comparison of Applicants, Stocks, and Lets 2022/23



Source: Shropshire Council

In total, 6.54% of the total social housing stock became void in 2022/23.

Shropshire Council do not routinely record the size of new housing completions, it is recommended that this is recorded moving forward to ensure that completions can be monitored in line with identified need.

**Recommendations:** Given the very high demand for one bedroom accommodation on the housing register, the number of new one bedroom properties being developed needs to increase or the re-designation of existing stock considered if demand is to be met.

### Private Rented Sector

The private rented sector is largely unaffordable with market rents in most areas being higher than local housing allowance. There is a need for the Council to make better use of the private rented sector to meet the needs of Housing Solutions customers.

#### Recommendations:

- A comprehensive landlord offer needs to be developed to increase access, and as part of this the Council may wish to explore leasing schemes and the development of social lettings agency, this could be explored on a sub-regional basis.
- There is a need to develop a greater range of options and provision for single people specifically for people under the age of 35.

### The Needs of Specific Client Groups

- Of all housing solutions customers who had a self-identified support need, 26% of these had a support need in relation to their mental health.
- Stakeholders identified mental health as a re-occurring issue, with a lack of supported housing provision for clients with very high and complex needs including dual diagnosis. There was a view amongst partners that many people were not getting access to mental health services and support at the point at which they need them.
- A third of housing solutions customers with a support need had a support need in relation to their physical health.
- There has been an ongoing annual reduction in the number of clients seen by the housing solutions team who have a support need in relation to a learning disability, the reasons for this are not clear.
- Young people are over-represented in the homeless population in Shropshire when compared with the population data.
- There is a gap in the provision of supported accommodation for young people with the most complex support needs.
- The service has seen an increase in the number of people who are experiencing homelessness and have a support need in relation to their older age.
- Domestic abuse was one of the main causes of homelessness in Shropshire. There will be a need to ensure that there is a range of options available to meet this increasing need.
- Homelessness amongst single people is an increasing issue, with limited affordable housing options available in the area.

- There is an increase in the complexity of issues that homeless households, both singles and families, are presenting with, and challenges in finding appropriate and sustainable solutions for these households.
- There has been an increase of 79% over the last three years in the number of customers presenting as experiencing homelessness with a support need linked to offending.
- The number of clients who are experiencing homelessness with a support need in relation to substance misuse has increased over the last three years.
- There is a need to ask the 'veteran question' to ensure that veterans can be identified in order to be able to signpost them to the wide range of help and support available to veterans and their families.
- There is no data captured to identify clients from the LGBTQ+ community by the housing solutions service.
- Ethnicity is not currently accurately captured during homelessness assessments, data capture in this area needs to improve.
- Homelessness amongst home owners has slowly begun to increase.
- Homelessness from Ukrainian guests is likely to increase, however, this client group is more likely to have their homelessness successfully relieved or prevented by accessing private rented accommodation, when compared with other customer groups.

### **The Views of Staff, Stakeholders, and Customers**

Consultation was a central component of the review, and a summary of the views of staff, stakeholders, and customers are detailed below.

#### **Views of Staff**

- Members of the housing options team feel there is a need for an enhanced focus on prevention and a need to review the customer journey.
- There is good working between the housing options service and partner agencies, with many partner agencies viewing the service positively; although it is evident that there is room for improvement in joint working arrangements with some partner agencies.

#### **Views of Stakeholders**

- Partner agencies raised concern in both their ability and that of customers to be able to access the housing options service, including challenges in accessing via the telephone line, and receiving updates.

## Homeless Link

- Partner agencies identified the need to focus more on prevention and early intervention, with the need for a more pro-active approach, alongside the need to raise awareness of the help available.
- The need for increased access to money advice and assistance with budgeting was identified.
- The issue of the lack of appropriate accommodation and support for the most complex customers was a re-occurring theme throughout consultation, including people experiencing rough sleeping.
- The need for more suitable temporary accommodation and support was a recurring theme identified through consultation.
- Stakeholders identified the need for a multi-disciplinary team to respond to homelessness, including housing, social care, substance misuse, and mental health.
- Stakeholders identified that the profile and needs of people experiencing rough sleeping and those with complex needs is not fully understood.
- Partner agencies identified the need for a return to face-to-face appointments, especially for vulnerable customer and those with complex needs.
- Partners suggested a multi-agency advice hub as a way to ensure customers can get a range of advice across the county.
- An action focused complex case group is needed to find solutions for the most complex cases.

### Views of Customers

- A number of customers didn't know who to initially approach for help with their homelessness and their feedback also indicated that opportunities for prevention were being missed by the housing options team.
- Customers indicated that they felt they needed more regular contact from the housing options team, and more information was needed in relation to temporary accommodation including an information pack.
- Customers felt that more support was required to both prevent homelessness and while in temporary accommodation.
- Customer responses indicated the need to raise awareness of the service, so that people know where to go to access help.
- Feedback from customers was very positive in relation to the quality of temporary accommodation, but less so in relation to support.

### Resources

- Expenditure on temporary accommodation and B&Bs has increased significantly.
- The service is heavily reliant on grant funding for funding a wide range of services; the impact of reductions in this funding would result in increased levels of

homelessness and rough sleeping and the associated costs to the council. A risk matrix would help to better understand this impact.

- Financial support from the government through the homelessness prevention grant has an uncertain future and the potential for further pressure on council budgets should this funding be reduced or cease.
- The cost of living crisis, increasing interest rates, and changes to the private rented sector are likely to lead to increased homelessness levels at a time when future public funding seems precarious. Investment in homelessness prevention is essential if the impact of this on homelessness levels is to be mitigated.

### Future Levels of Homelessness

- Broader pressures within the wider housing market, anticipated changes to private rented sector tenancies, the cost-of-living crisis, increasing mortgage rates, and pressure around accommodating refugees indicates that demand for homelessness services will continue to rise for the foreseeable future.
- In order to recover from the impact of the pandemic, there is the need for more supported accommodation provision in line with identified need.
- In order to mitigate the impact of changes to the private rented sector, the council with its partners should consider the development of a competitive landlord offer, including exploring opportunities for a leasing or purchasing scheme.
- To mitigate increases in homelessness associated with the cost of living there is a need for an awareness raising campaign of the help available, alongside access to timely money advice.
- There will be a need to develop a range of housing options for Ukrainian guests and other refugee households.
- In preparation for further increases in the demand for temporary accommodation the council should enter into dialogue with social housing providers to identify additional units that can be used as temporary accommodation.
- The council will need to ensure that there are adequate resources in place to meet any increased demand and should monitor data regularly to identify increases and causes.

### Homelessness Strategy Development

Following this review, the Council will produce and publish a homelessness and rough sleeping strategy. This will ensure a strategic approach to tackling homelessness and rough sleeping across Shropshire, ensuring that local solutions can be developed to meet the needs of its community. Shropshire's Homelessness Forum will be fundamental to the development of this strategy, and the implementation and monitoring of the targets agreed within the action plan.

The strategy must reflect the joint approach by agencies to tackle and prevent homelessness in the borough, and therefore it is appropriate that a multi-agency approach is taken to:

- Agreeing priorities.
- Identifying key actions.
- Agreeing an action plan.
- Jointly delivering the action plan.

The Council is committed to working with its partners to preventing homelessness and ending rough sleeping across Shropshire.

### Recommendations

No.	Section	Recommendation
1	<b>Demand on the housing options service</b>	Consideration should be given as to how demand can be more effectively managed, and resources focused on cases where there is a threat of homelessness.
2	<b>Profile of homelessness</b>	There is a need to raise awareness of the service with customers and partner agencies to encourage clients to access the service at an earlier point in order for opportunities for early intervention and homeless prevention to be maximised.
3	<b>Reasons for experiencing homelessness</b>	There is a need to ensure that there is a range of prevention tools in place targeted at the main causes of homelessness.
4		Close work is required with the main social housing providers in Shropshire to reduce homelessness from social housing.
5	<b>Prevention and relief outcomes</b>	There needs to be an increased focus on helping people to maintain their existing accommodation.
6		There is a need to have more focused approach to preventing homelessness due to family and friends evicting.
7		The Council needs to make better use of the private rented sector for preventing and relieving homelessness.
8	<b>Main duty decisions</b>	There may be an opportunity to increase the use of private rented accommodation to enable the Council to successfully discharge its duty and move households out of temporary accommodation.
9		Consideration needs to be given as to how social housing can be used to prevent and relieve homelessness, reducing the pressure on temporary accommodation.
10	<b>Rough sleeping</b>	In order to prevent rough sleeping in the first place, there is a need for an improved understanding of the causes of rough sleeping in order to ensure targeted prevention

		interventions are in place. There is also a need to improve data capture in relation to rough sleeping to inform future service development and interventions.
11		There is a need to develop off the street accommodation, and a clear accommodation pathway, including safe accommodation for women.
12		The development of a multi-disciplinary team would provide a joined-up approach to working with those with complex needs, alongside a multi-agency complex needs group to ensure a joined-up approach to working with individuals with the most entrenched experience of rough sleeping.
13	<b>Temporary accommodation</b>	There is a need for an increased focus on move on from temporary accommodation.
14		There is a need to ensure that there is a sufficient supply of temporary accommodation, of the right type and in the right place. This will be essential to avoid the high use of B&B.
15	<b>Housing options service</b>	A more detailed operational review of the housing solutions service would help to understand what resources are needed to manage demand and how improved customer outcomes can be achieved.
16		There is a need to undertake a detailed review of the current customer journey with a view to redesign the journey to ensure a streamlined customer experience, whereby customers do not need to repeat their story, and ensuring the best use of resources by removing duplication and hand offs, while effectively managing demand, and having an increased focus on homeless prevention.
17		There is a need for an enhanced focus on prevention and early intervention, including enabling clients to retain their existing accommodation.
18		Given the increasing number of social housing evictions there is a need to develop a local pre-eviction protocol, social and supported housing providers should be encouraged to sign up to the principles of Homes for Cathy.
19		There is a need to ensure that prevention tools are targeted at the main causes of homelessness.
20		There is a need to update the website to increase the amount of information and advice available to customers increasing the amount of self-help information available and potentially reducing the demand from advice only cases.
21		<b>Supported accommodation</b>

22	<b>Social Housing</b>	Given the very high demand for one bedroom accommodation on the housing register, the number of new one bedroom properties being developed needs to increase or the re-designation of existing stock considered if demand is to be met.
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### About Homeless Link

Homeless Link is the national membership charity for organisations working with people experiencing or at risk of homelessness In England. We aim to develop, inspire, support, and sustain a movement of organisations working together to achieve positive futures for people who are homeless or vulnerably housed.

Representing over 900 organisations across England, we are in a unique position to see both the scale and nature of the tragedy of homelessness. We see the data gaps; the national policy barriers; the constraints of both funding and expertise; the system blocks and attitudinal obstacles. But crucially, we also see – and are instrumental in developing – the positive practice and ‘what works’ solutions.

As an organisation we believe that things can and should be better: not because we are naïve or cut off from reality, but because we have seen and experienced radical positive change in the way systems and services are delivered – and that gives us hope for a different future.

We support our members through research, guidance, and learning, and to promote policy change that will ensure everyone has a place to call home and the support they need to keep it.

### What We Do

Homeless Link is the national membership charity for frontline homelessness services. We work to improve services through research, guidance and learning, and campaign for policy change that will ensure everyone has a place to call home and the support they need to keep it.

## Homeless Link

Minorities House

2-5 Minorities

London

EC3N 1BJ

[www.homeless.org.uk](http://www.homeless.org.uk)

@HomelessLink





## Appendix IV: Equality, Social, Health Impact Assessment

### Initial Screening Record

#### A. Summary Sheet on Accountability and Actions

<b>Name of proposed service change</b>
Draft Preventing Homelessness and Rough Sleeping Strategy

<b>Name of lead officer carrying out the screening</b>
Tami Sabanovic, Housing Strategy and Development Officer

#### **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.***

<b>Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations</b>
We have a strong commitment to promoting equality, tackling disadvantage and improving the life chances of our residents. We are aware that many factors combine to cause and contribute to homelessness in Shropshire. We are also aware that homelessness, and poor and insecure housing have adverse effects on the overall health and wellbeing of individuals and communities. Housing inequality will also have an impact on other areas such as income, education, health and wellbeing, life experiences, behaviours and choices, along with relationships with friends and family.
There is a likely positive impact accordingly across the nine Protected Characteristic



groupings as set out in the Equality Act 2010. This is particularly with regard to Age, Disability and Sex and intersectionality across these groupings.

There will also be anticipated positive impacts for women with multiple and complex needs who are struggling to escape domestic abuse situations, and for vulnerable young people, including care leavers, who are homeless or at risk of homelessness and may have also suffered trauma and hardship within their lives, potentially leading to an increased use of alcohol and illegal substances and problems with mental ill health. This grouping may be at risk of exploitation, including involvement in county lines.

The initial screening process ahead of the proposed consultation has also indicated likely low to medium positive impacts for those individuals and households who are considered at risk of social exclusion. In Shropshire, this includes those whom we may regard as being vulnerable, either by virtue of their circumstances as individuals or by virtue of their circumstances as households, for example, households living in fuel poverty and refugee households. In our definition of vulnerable individuals, we would also include people who experience rough sleeping, particularly over a long period. The Council will seek to maximise positive equality impacts for those we may consider to be vulnerable, including people fleeing hate crime and people with disabilities including hidden disabilities such as Crohn's disease, and neurodiverse conditions.

Social Inclusion is not an Equality Act category, rather representing our efforts as a Council to consider the needs of households in Shropshire and the circumstances in which they may find themselves.

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

The equality, social inclusion and health impacts of the programme will be monitored as it progresses.

The strategy will have an annual review which will be based on updated information from relevant council services and partner agencies we will also undertake an annual consultation exercise to ensure continuing engagement with service users.

The authority will also seek to share approaches with comparator authorities, particularly other rural unitary authorities and other authorities in the West Midlands, to promote



good practice. Additionally, the proposed action plan will be subject to regular monitoring, building upon ongoing engagement with people in the Protected Characteristic groupings as well as working with vulnerable groupings including young people leaving care, people who are homeless or at risk of homelessness, and veterans and serving members of the armed forces and their families.

In evaluating the strategy's impact on housing stability, mental and physical health, and social inclusion, opportunities to enhance positive impacts will be at the forefront of monitoring and review, with the aim that regular monitoring and ongoing engagement will ensure such impacts are identified and adjustments made to project delivery.

## **Associated ESHIAs**

There is commonality of policy intent with ESHIAs recently undertaken for housing related strategic policy approaches, including the Housing Allocations Policy and Scheme, and Tenancy Strategy and Tenancy Policy, and more widely with ESHIAs undertaken for the Local Plan Partial Review and for the Shropshire Plan.

Following the end of the public consultation on the draft "Preventing homelessness and rough sleeping strategy," a second screening ESHIA will be carried out, to take account of feedback received.

## **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 following will help to enhance positive impacts in terms of climate change:

Embrace energy-efficient, housing solutions to reduce environmental impact and enhance long-term sustainability.

### ***Health and well being***

The most extreme form of housing inequality is homelessness; therefore, it is vital that the Council seeks to prevent homelessness and where households become homeless the Council ensures that they can access affordable dwellings which meet their needs. People experiencing homelessness, and in particular rough sleeping, face significant health inequalities and poorer health outcomes as compared to the rest of the population. The majority of people who rough sleep will have previously suffered trauma and hardship within their lives, which may often lead to an increased use of alcohol and illegal



substances. There is also often an increase in suffering with mental ill health. Individuals who have rough slept also have a significantly reduced life expectancy.

Improved mental health and stress. Individuals in supportive living environments are more likely to achieve better mental well-being. Preventing homelessness and providing supportive housing can alleviate the strain on healthcare services. Specialist accommodation schemes incorporating support services directly contributes to physical and mental well-being.

### ***Economic and societal/wider community***

*Employment and productivity, reduction in public costs associated with emergency services and health care, diverse housing supply, including specialist accommodation, can contribute to housing market stability and affordability which is important to economic growth.*

By tackling and preventing rough sleeping and homeless the Council ensures that the benefits are not limited to improving the individual health and wellbeing but can be much wider. For example, the financial cost to society through the increased use of the NHS (National Health Service) and other support services will reduce, and following resettlement once people are able to live independently, they can then contribute to society through taking up employment opportunity. Vulnerable young people, including care leavers, who are homeless or at risk of homelessness, will be provided with the foundations for being able to contribute to society through being supported to study, train, and have careers.

For example, supported accommodation not only provides a home, but also enables vulnerable young people to develop life skills, including budgeting, healthy cooking, and appropriate behaviours, giving them the foundation and confidence to undertake study or training or seek employment, with a view to sustaining independent accommodation in the longer term.

### ***Healthy Environment: Societal and Wider Community Priorities.***

*Social Inclusion, allowing individuals to actively participate in their communities, Reducing Disparities in housing access and quality, promoting social equity and reducing social inequalities.*

Health and wellbeing and economic and societal/wider community impacts will be incorporated as part of the business cases for each of these priority actions.

Being able to access an affordable dwelling which meets a household's needs is essential to health and well-being. Providing a house which is affordable, of good quality and has security of tenure to a family threatened with homelessness allows them to create a home for their children and reduces the worry of a 'no fault' eviction or of being unable to afford



an increase in rent and supported accommodation allows individuals to settle and find structure, enabling them to focus on a journey of recovery and integration back into society.

In regard to homelessness, people who experience rough sleeping over a long period are more likely to die young than the general population. Rough sleepers also experience some of the most severe health inequalities. Often rough sleepers also have mental ill health, substance misuse, and physical health needs and may have experienced trauma.

There is therefore an anticipated impact of a fundamental improvement in societal issues through: a reduction in presentations at Accident and Emergency departments; a reduction in accessing services for mental health and substance misuse use; and a reduction in crime and ASB (Anti-Social Behaviour) related to rough sleeping, homelessness and the lack of suitable supported accommodation for vulnerable young people and for the adults over 25 whom we are seeking to reach.

### Scrutiny at Part One screening stage

People involved	Signatures	Date
Lead officer carrying out the screening <b>Tami Sabanovic</b> Housing Strategy and Development Officer		11 <sup>th</sup> March 2024
<i>Any internal service area support*</i>		
<i>Any external support**</i> <b>Mrs Lois Dale</b> Rurality and Equalities Specialist		11 <sup>th</sup> March 2024

***\*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>		
<b>Accountable officer's name</b> <b>Jane Trethewey</b> <b>Assistant Director</b> <b>Homes &amp; Communities</b>		11.3.24

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

## **B. Detailed Screening Assessment**

<b>Aims of the service change and description</b>
<p>The vision of the <a href="#">Shropshire Plan 2022-25</a> is living the best life; the Plan has four priorities:</p> <ul style="list-style-type: none"> <li>• Healthy People</li> <li>• Healthy Economy</li> <li>• Healthy Environment</li> <li>• Healthy Organisation</li> </ul> <p>All four of these priorities link to housing: from tackling inequality, promoting independent living, and preventing homelessness; to ensuring the right mix of housing, reducing carbon emissions, and promoting affordable warmth; to making the best use of the Council's resources. Of key importance to this Strategy is an objective of the Healthy People priority:</p> <p><i>We will tackle inequalities, including rural inequalities, and poverty in all its forms; providing early support and interventions that reduce risk and enable children, young people, adults, and families to achieve their full potential and enjoy life.</i></p> <p>The vision of the <a href="#">Housing Strategy 2020-25</a> is:</p> <p><i>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</i></p>



*live. 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.*

To strengthen the council's commitment to ensuring fair access to appropriate housing, the housing strategy has six key objectives. Among these, the first four focus specifically on providing specialist and supported accommodation, aligning with the broader goal of creating inclusive and supportive communities:

- To meet the overall current and future housing needs of Shropshire's growing population by addressing the housing needs of particular groups within communities.
- To ensure people whose housing needs are not met through the local open market housing can access housing that meets their needs.
- Preventing households from becoming homeless and where this is not possible ensuring they have safe, secure, and appropriate accommodation until they are able to resettle.
- 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.
- To minimise the environmental impact of existing housing stock and future housing development in the interest of climate change. Maximise resource efficiencies and to ensure optimum use of sustainable construction techniques.
- Ensuring that there is enough housing supply to enable businesses to attract and retain the local workforce that they need.

### **Intended audiences and target groups for the service change**

The Preventing Homelessness and Rough Sleeping Strategy is intended for the public, i.e. communities and service users, and their representatives, e.g. town and parish councils, and Shropshire Council councillors as community leaders.

Stakeholders include voluntary and community sector; registered providers; owners of empty homes; housing associations; Government Departments; and developers; and partner organisations

As the Council works with a range of statutory and voluntary organisations who together support refugees from Syria, Afghanistan and Ukraine and British National (Overseas) status holders from Hong Kong, they will also be involved.



## Evidence used for screening of the service change

In developing this draft Strategy, the Council has drawn upon the evidence base already collected for current housing policy initiatives, as well as upon the evidence base of the Council e.g. Census profiles and household analyses. The Council will also draw further upon feedback emerging from the draft Independent Living and Specialist Accommodation Strategy currently itself out for public consultation. For example, following feedback we have amended and considered further measures in how we can support individuals potentially excluded from digital access, particularly those who may not be technically inclined or physically able to attend face to face appointments.

Beyond urban areas, we further extend the visibility of outreach to rural communities, enhancing their understanding and tools to prevent homelessness in line with evidence contained in the [Final Report - Homelessness in the Countryside: A Hidden Crisis - Research at Kent %](#) report, a report commissioned, funded and co-designed by a coalition of housing and homelessness organisations concerned by the growing yet unacknowledged problem of rural homelessness.

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

The proposed eight-week public consultation will include targeted consultation with town and parish councils and housing associations as well as feedback opportunity for members of the public and other partner organisations.

## 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 to medium positive impact	
<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 to medium positive impact	
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Low to medium positive impact	
<u>Marriage and Civil Partnership</u> (please include associated aspects: caring responsibility, potential for bullying and harassment)			Low to medium positive impact	
<u>Pregnancy and Maternity</u> (please include associated aspects: safety, caring			Low to medium positive impact	



responsibility, potential for bullying and harassment)				
<u>Race</u> (please include ethnicity, nationality, culture, language, Gypsy, Traveller)			Low to medium positive impact	
<u>Religion and belief</u> (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)			Low to medium positive impact	
<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 to medium positive impact	
<u>Sexual Orientation</u> (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)			Low to medium positive impact	
<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			Low to medium positive impact	



inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)				
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**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><b>Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing?</b></p> <p>For example, would it cause ill health, affecting social inclusion, independence and participation?</p>			Medium positive for individual health and well being	
<p><b>Will the proposal <i>indirectly impact</i> an individual's ability to improve their own health and wellbeing?</b></p> <p>For example, will it affect their ability to be physically active,</p>				Neutral to low positive



<p>choose healthy food, reduce drinking and smoking?</p> <p>.</p>				
<p><b>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</b></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>				Neutral to low positive
<p><b>Will there be a likely change in <i>demand</i> for or access to health and social care services?</b></p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p> <p>.</p>				Neutral to low positive, as demand for some services should lessen if people are in housing that is suitable for their needs

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

Please see above. This will be kept under review as the Strategy development progresses.



Shropshire  
Council

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**Committee and Date**

Item

Public



## Whitchurch Swimming Pool – Agreement for CIL Funding

<b>Responsible Officer:</b>	Mark Barrow		
email:	Mark.Barrow@shropshire.gov.uk	Tel:	01743 258919
<b>Cabinet Member (Portfolio Holder):</b>	Cllr Chris Schofield		

### 1. Synopsis

This report is to seek cabinet approval to award £980,000 of CIL funding towards the design and build of Whitchurch Pool and Fitness Centre.

### 2. Executive Summary

- 2.1. The design and build of a new swimming pool and fitness centre at Whitchurch, on the site of the now derelict former pool and youth centre, is a flagship project for Shropshire Council. The new centre supports the economic growth in Whitchurch and provides the town with a modern facility that supports the health and wellbeing of the local community.
- 2.2. Whitchurch is a large market town in Shropshire, with significant growth and expansion proposed in the coming years. The new facility will support the many requirements of a growing community, alongside deriving several benefits that support all 4 of the council priorities. For example:
  - a. Healthy People- Access to fitness facilities and supporting wellbeing.
  - b. Healthy Economy – Investing in our market towns and supporting local jobs.

- c. Healthy Environment – A sustainable and low carbon building
- d. Healthy Organisation – Lower long term financial running costs.

2.3 An EOI (Expression of Interest) was submitted to IIG (Internal infrastructure Group) to request £980,000 of CIL (Community Interest Levy) funding to support the design and build of the new centre. This request for funding was essential to complete the construction phase of the project. This report was reviewed across all lead departments and discussed formally as a collective at IIG on 01/02/2024, where it was recommended to award CIL funding towards this project, based on the following provisos .

- a. To ensure that the funds are to be utilised for infrastructure and not to support fixture and fittings of the leisure centre.
- b. Due to the level of funding requested (above £500k), this application is subject to cabinet approval.

2.4 Given the value of the funding requested, this application is being brought to cabinet to approve the recommendation at IIG to approve the application and in turn adhering to the financial regulations.

2.5 To note the EOI has recently been updated to reflect the practical changes since the original EOI was submitted in November 2023, however this does not materially impact the recommendation of the IIG, and importantly the amount of CIL funding being requested.

### 3. Recommendations

- 3.1. Cabinet approves the allocation of £980,000 of CIL funding to support the design and build of Whitchurch Pool and Fitness Centre

## Report

### 4. Risk Assessment and Opportunities Appraisal

- 4.1. The predominant risk to the Council should approval not be granted, would be the inherent financial shortfall in the business case towards the completion of Whitchurch Pool and Fitness Centre. Should funding not be agreed, in order to mitigate the risk, there is a likelihood that additional borrowing will be required in order to ensure the project is fully funded.

### 5. Financial Implications

- 5.1. The project to design and build Whitchurch Pool and Fitness Centre was approved by full Council in September 2022. It was stated at this time that the Capex budget was an initial estimate, However, once full costs were finalised this application for

CIL funding was submitted, to contribute to the overall development and is essential for the completion of the Construction Phase.

- 5.2. CIL income from new development can be spent on anything that constitutes "infrastructure" as defined by Regulation 216 of the 2008 Planning Act and the CIL Regulations (as amended). This includes but is not limited to roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.
- 5.3. This application is deemed an appropriate use of CIL funding, as it meets the guidance of defined infrastructure, that mitigates the impacts of new development and supports the wider community.
- 5.4. This project is identified within the recently revised Place Plan for Whitchurch, as approved by Cabinet on 13/03/24 as a priority B project. A priority B project is defined as necessary to improve areas and in particular to support the growth expectations set out in the current and emerging Local Plans. There is the expectation with priority B projects that the Council may use CIL funding to support these projects.

## 6. Climate Change Appraisal

- 6.1. The approval of funding to support the new leisure facility will support several environmental and ecological outcomes which will help deliver positive climate and carbon reduction benefits. These include:
  - a. The re-use of a 0.25 hectares brown field site.
  - b. **Energy and fuel consumption:** The building will be built to BREAM excellent standard and will be the first 'all electric' leisure facility in Shropshire operating on zero carbon energy. The new centre will also support local access to leisure and fitness facilities, therefore mitigating the need for local people to travel greater distances to both exercise and socialise.
  - c. **Climate Change Adaptation:** The new layout and design will increase the amount of greenspace and increase the amount of flood plain available, helping to reduce climate-related flood risk downstream in the town, and supporting local ecology. The local availability of the centre will help improve the physical and mental wellbeing of residents in Whitchurch in the context of climate-related impacts.
- 6.2 The centre is not expected to have any direct implications for **Renewable Energy Generation** or **Carbon Offsetting** or **Mitigation**.

## 7. Background

- 7.1. A Shropshire Council flagship initiative to design and build a new swimming pool and fitness centre at Whitchurch, was given full approval at Council in September 2022.

- 7.2. Once costs for the project had been finalised, an Expression Of Interest (EOI) was submitted to IIG for review to seek CIL funding for £980,000, that would be essential to complete the construction phase of the project.
- 7.3. The project was initially reviewed by lead officers across departments, and an initial recommendation to approve was noted. This was then discussed at the formal IIG meeting on the 01/02/24, where the group recommended approval for the application, subject to ensuring that funding was allocated for infrastructure only on the build, and also that cabinet approval is required given the amount of funding sought.
- 7.4. CIL income from new development can be spent on anything that constitutes "infrastructure" as defined by section 216 of the 2008 Planning Act and the CIL Regulations (as amended). This includes but is not limited to roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces. Shropshire Council recognises that infrastructure needs vary from place to place and priorities vary over time in response to different development pressures.
- 7.5. The Whitchurch swimming pool is included as a project within the Infrastructure Funding Statement agreed by Cabinet on 13<sup>th</sup> December 2023 where potential CIL funding would be directed subject to the Council's approval process. The project has also been included on the recently updated Whitchurch Place Plan approved by Cabinet on 13<sup>th</sup> March 2024. It is therefore considered this is a suitable project to consider the application of CIL funding. The IIG consideration recognised that this was a priority project for the area, and one which had local member support. There are sufficient CIL local funds available in the Whitchurch Place Plan area to support this project at the scale proposed.

## 8. Conclusions

- 8.1. This report seeks cabinet approval to agree the recommendation of the Council's Internal Infrastructure Group to approve £980,000 of CIL funding towards the design and build of Whitchurch Leisure and Fitness Centre.

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

**Local Member:** Cllr Gerald Dakin  
Cllr Tom Biggins  
Cllr Peggy Mullock

**Appendices**

Appendix 1 – Internal IIG EOI -Whitchurch Pool Nov 2023

Appendix 2 – CIL EOI Decision Report Whitchurch Swimming Pool

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## Community Infrastructure Levy (CIL)

### Internal Expression of Interest form for CIL Local funding

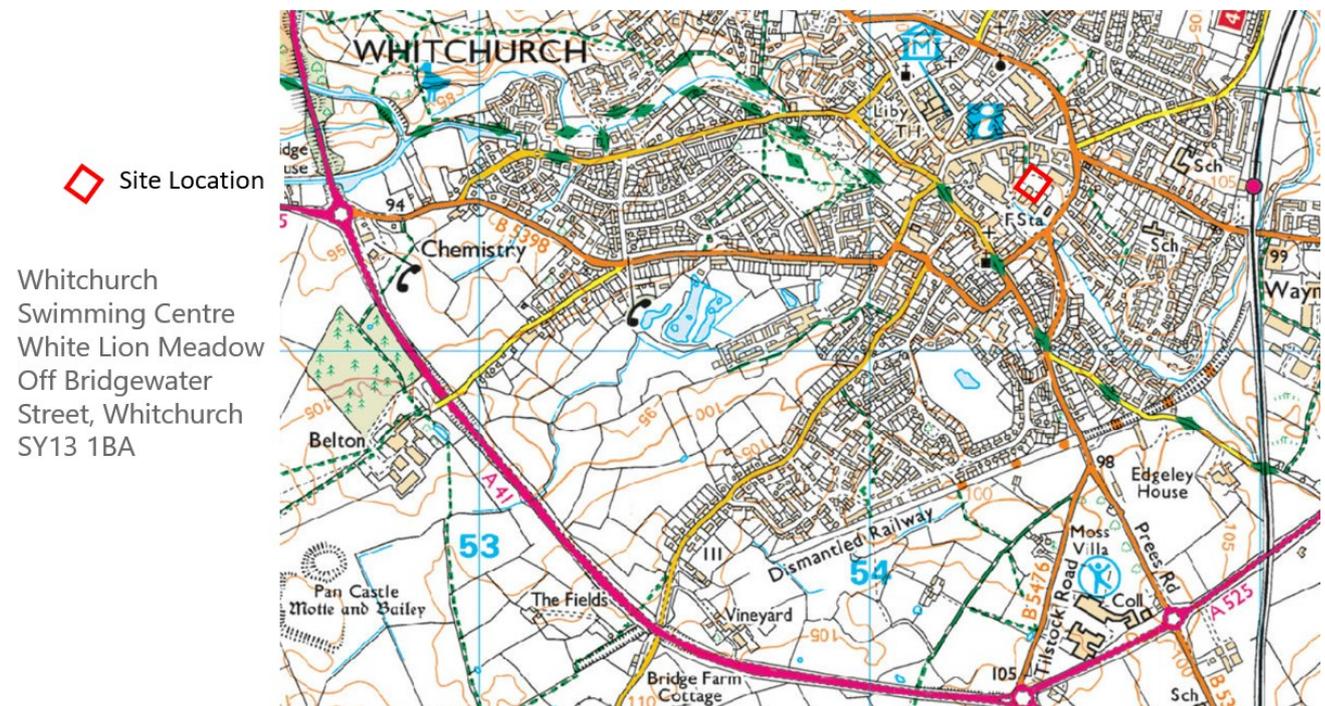
#### Project: Whitchurch Pool and Fitness Centre

#### Applicant detail

Lead Officer	Jane Trethewey
Department	Culture, Leisure, and Tourism - Place Directorate
Project Officers	Peter Gilbertson

#### Location Details

Map of project location



Photos of the site (street view, site photos)

**View 1 -**  
Site viewed from the south



**View 2 -**  
Showing existing swimming pool  
viewed from the north



**View 3 -**  
Showing existing MUGA viewed from  
the north



Description of location	Former Whitchurch swimming pool and youth centre, now both derelict, at White Lion Meadow, Whitchurch SY13 1BA
Place Plan area	Whitchurch
Local Council details	Shropshire Council Whitchurch Town Council
Senior Members	<p>The project has the support of senior members who are consulted on all key decisions such as this CIL application, this includes the the Leader and current Portfolio Holder for leisure.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>Lezley Picton Rob Macey</p>
Location Member details	<p>Whitchurch South Whitchurch North</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Gerald Dakin</p> </div> <div style="text-align: center;">  <p>Thomas Biggins</p> </div> <div style="text-align: center;">  <p>Peggy Mullock</p> </div> </div>

The project has consulted the Whitchurch Town Council on the project and made presentations on the designs and progress.

## Scope of the project

<p>What is the project</p>	<p>A Shropshire Council flagship initiative to design and build a new swimming pool and fitness centre at Whitchurch – on the site of the now derelict former pool and youth centre.</p>
<p>Scope of the work</p>	<p>The project will both replace the derelict 5 x 25 m lane swimming pool with a 6 x 25m lane pool but will also provide a new leisure and fitness centre which will provide the following additional community facilities which were not available in the old pool: :</p> <ul style="list-style-type: none"> <li>• The pool will be larger than the old pool, but also have easy access steps and new wheelchair user hoist</li> <li>• new moveable floor to half of the pool to allow a greater range of uses, particularly children and school lessons.</li> <li>• New 41 station fitness gym.</li> <li>• New Large multi-purpose room - divisible into 2 studio areas for dance, fitness, and youth sessions.</li> <li>• New unisex changing village with separate male and female toilets, with separate changing rooms for school groups</li> <li>• New disabled toilet and changing facilities</li> <li>• New Changing Places facility for users with severe disabilities which will also be open for non centre users.</li> <li>• Reception and new servery with Café and vending area.</li> <li>• New 2 new electric vehicle parking spaces, improved coach accessibility and 6 additional disabled parking spaces</li> <li>• Outdoor activity area for informal sport, physical activity, and play to replace the former MUGA</li> </ul>
<p>History of the project – where was it identified from (place plan, works programme, locally identified, other SC strategies)?</p>	<p>The existing pool at Whitchurch was built by the former Whitchurch Urban District Council in 1972 and served the town and surrounding community for close to 50 years. The centre was nearing the end of its working life when the pool tank began leaking. The site was therefore closed and inspection by engineers identified that it was uneconomic to try and repair the tank. The Covid pandemic arrived in early 2020 since when the pool has remained closed. The pool and adjacent youth centre are now in a dilapidated condition and attracting antisocial behaviour, including vandalism and evidence of drinking and drug taking (eg: used NOx canisters). The project has been working closely with the adjacent Tesco store who have a long lease on the surrounding car parks some of which will need to be borrowed to complete the construction phase. The Tesco store manager is a strong supporter of the project who sees the need to redevelop</p>

the site to reduce anti-social behaviour through improving the environment and generating activities in the area, particularly during the evenings.

The Council commissioned Strategic Leisure Ltd in 2021 to undertake a strategic review of Leisure and pool provision in the County which identified that the Whitchurch pool was still required to meet the needs to th Community in North Shropshire. The Council’s Capital Programme and Leisure in Shropshire Programme identified a need for capital Investment to make new Swimming and fitness facility available in Whitchurch. The town has had a swimming pool since the late Victorian era and the existing pool was well used, particularly by local schools. A RIBA 1 feasibility study was undertaken in 2022 and put out to Public Consultation which was well received – albeit concern was expressed about conserving the Wildlife around Stagg’s Brook where there is a breeding population of Water voles.

In September 2022 the Full Council agreed an initial Capex budget of £13.1 million to design and build the new centre. The main funding to be provided by borrowing from the Public Works Loan Board repaid over 40 years with increased revenues forecast from the new and enhanced facilities. The initial budget did not include all the items required to construct and make the building available for public use and should the costs for the project exceed the capital allocation it was planned to submit a CIL application for any forecast shortfall.

In November 2022, the Council appointed Architects Robert’s Limbrick to design the new centre, and in February 2023 Pellikaan Construction Ltd were selected as the main contractors. Both firms have extensive experience of designing and building local authority pools and leisure centres across the UK.

The new Pool and fitness centre will be far more energy efficient than the old pool and Youth centre buildings and will make use of Photovoltaic cells and air source heat pumps to further reduce the carbon footprint.

The design and scope mark a significant improvement in accessibility and the range of people who can use the facility. Whilst the disused youth centre and MUGA are being removed, a new outdoor activity and play area is being provided and youth sessions will be available in the facility and elsewhere in the town. Planning permission was granted in October 2023 and Construction contracts were signed on 7<sup>th</sup> November 2023 with building work starting shortly afterwards. As of April 2024, the old pool and Youth Centre have been demolished and the foundations for the new pool and fitness centre have been completed. The project is on schedule and the new centre open to the public in Summer 2025. The revised financial estimates for the project at the time commencing construction suggest that a funding request through the CIL is required to complete the

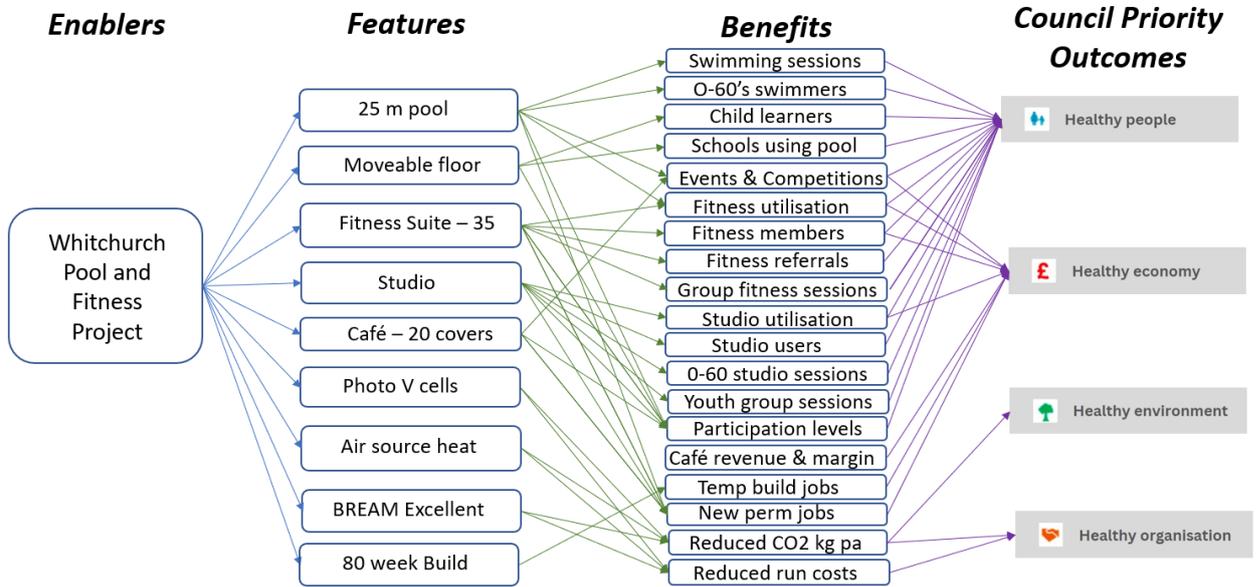
	construction phase and fitout of the gym.
What is the link to development?	<p>A new swimming and fitness centre is an essential prerequisite for a modern town to attract development and to attract people to move to the town. As a growing market town, Whitchurch needs modern fitness and leisure facilities to support all members of the local community at all stages of their lives to support their wellbeing through fitness activities and opportunities to socialise with family and friends, including:</p> <ul style="list-style-type: none"> <li>• Young families need places to meet and socialise.</li> <li>• School age children need to be taught to swim and there is a legal duty on schools to provide swimming lessons.</li> <li>• Young people need venues to offer physical outlets and fitness activities.</li> <li>• Older residents need opportunities to stay active.</li> </ul> <p>Whitchurch is one of the major market towns in Shropshire with significant development planned in the coming years. The draft Shropshire Local Plan proposes a settlement housing guideline for Whitchurch of around 1,600 dwellings between 2016 and 2038. Latest monitoring indicates:</p> <ul style="list-style-type: none"> <li>• Between 2016/17 and 2021/22 some 325 dwellings had been completed.</li> <li>• 251 dwellings were committed on sites with Planning Permission or Prior Approval as of the 31st of March 2022.</li> <li>• 560 dwellings were located on allocations within the adopted Local Plan that did not benefit from Planning Permission, which are proposed to be ‘saved’ in order to contribute to the proposed settlement housing guideline.</li> <li>• 450 dwellings are proposed on new allocations proposed within the draft Shropshire Local Plan.</li> </ul> <p>These will be complemented by further windfall development at the town on appropriate sites that emerge during the plan period. The new facility will therefore be important for meeting the wellbeing and fitness needs of a growing community.</p> <p>The new facility will re-use 0.25 hectares of brown field site. The layout has been designed to conserve the ecological interest in Staggs Brook which is a known site for water voles. The new layout will increase the amount of greenspace and increase the amount of flood plain available, reducing flood risk downstream in the town. The building is being designed and constructed to the BREEAM Excellent standard and makes use of Photovoltaic cells on the roof and air source heat pumps. The site will use all electric for heating and lighting thus minimising the Carbon footprint and will be a flagship project for the Council’s aim to be net zero by 2030.</p>

The project is included in the latest version of the Place Plan- Project ID 205.

The project is a good match to the Council’s strategic priorities – most notably the need to promote *Healthy People*.

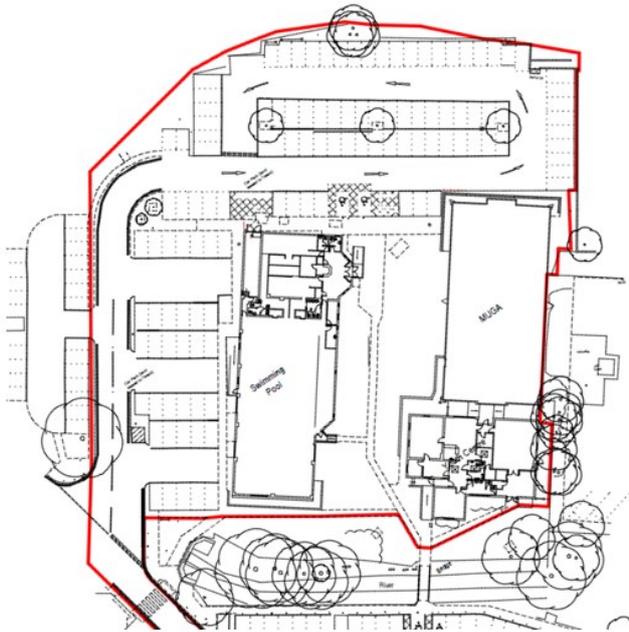


# Benefits Mapping



Plans / designs

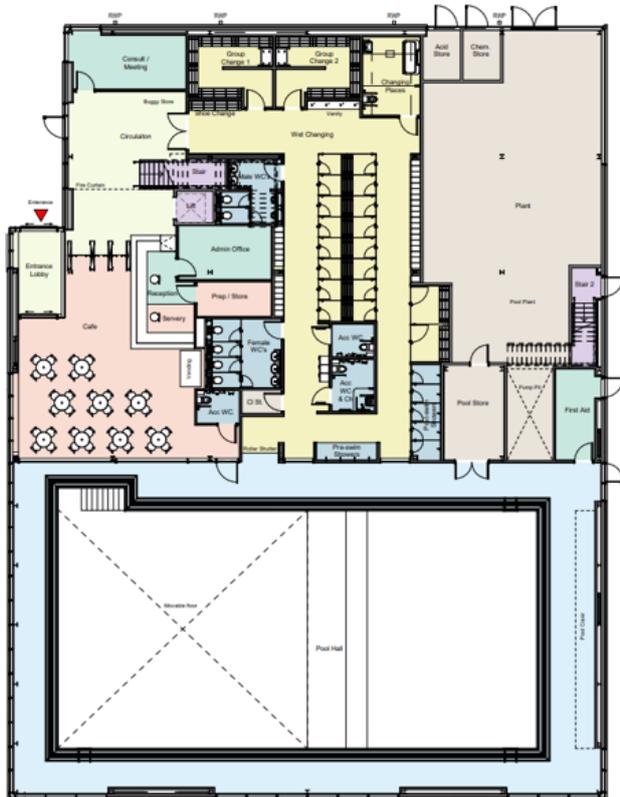
Existing Site Plan



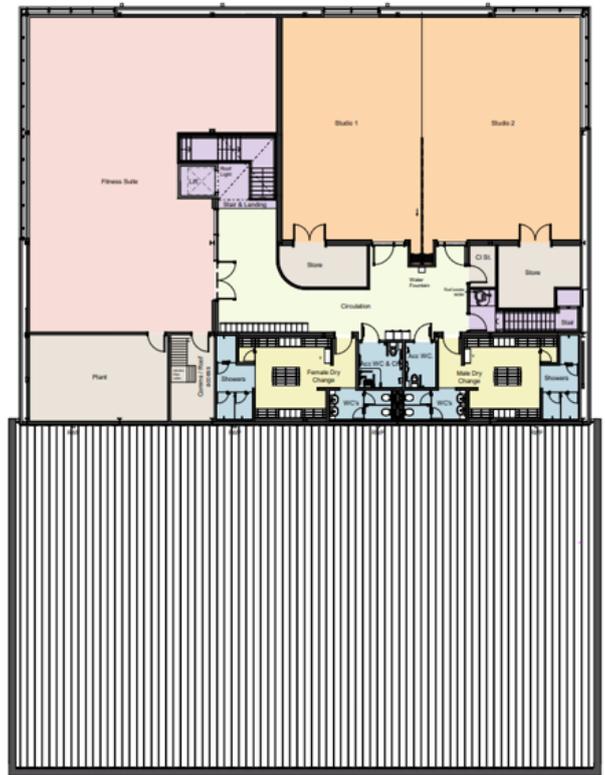
Proposed Site plan



Ground Floor



First Floor



# Visuals



## Financial information

CIL amount requested – if over £500,000 application will need cabinet approval following IIG endorsement	£980,000 A 6.9% contribution to the total project costs
Other funding – match funding, grants, internal budget	£13,100,000 Provided through Council borrowing from the PWLB £57,000 Carbon Team
Total project cost	£14,137,282
If a shortfall in funding, how will it be funded? Application will not be considered without entire project funded	No shortfall is anticipated if CIL funds can be secured.

When the project was approved by full Council in September 2022 it was stated that the Capex budget was an initial estimate but did not include a number of project costs – now that all then costs to complete are known, this application for CIL funding is to contribute to the overall development and is essential to complete the Construction Phase.

The project Steering Group has been supported by finance officers from the Capital projects team. The Steering Groups meets each moth to review progress, spend to-date and the cost-to complete.

The project has been managed on a Stage-by-Stage basis – with the Executive Director for Place in consultation with the portfolio holder making the decision on whether to sign off one stage and approve the move to the next. The project has received a fixed price proposal and signed contracts to complete the Construction so is confident that the project can be delivered with CIL support. The costs to complete include a contingency of £120,000 to address any unforeseen ground risk and £25,000 for other project costs which could manifest itself to the project. If this is not required it will be used on fittings or used to reduce Council borrowing.

The cost model for the project is very detailed and includes cost estimates for all aspect of the project and includes the fixed costs to complete from the build contractor and operator. Comparison of the original financial forecast which was approved by Full Council in Sept 2022 and with current forecast which includes all the costs to complete, is summarised below:



Available CIL available in project area	Completed by CIL finance officer
Neighbourhood fund available in project area	Completed by CIL finance officer
Other potential demands in the place plan area for funding	Completed by the place plan officer

## Community Infrastructure Levy Decision Report

**Responsible Officer:**  
**Edward West**  
**Planning Policy and**  
**Strategy Manager**

e-mail: [edward.west@shropshire.gov.uk](mailto:edward.west@shropshire.gov.uk)

### 1. Summary of Scheme proposed

Applicant	Shropshire Council
Place Plan	Whitchurch
Project	Whitchurch Pool and Fitness Centre
Description	A Shropshire Council flagship initiative to design and build a new swimming pool and fitness centre at Whitchurch – on the site of the now derelict former pool and youth centre.
Contact	Clare Featherstone
Date of application	November 23
Project Manager	Peter Gilbertson
Total Cost	£14,137,282
CIL Local requested	£980,000
Timescale	Construction Commencement 27 Nov 2023 Practical Completion 15 May 2025 Open to the Public June 2025

### 2. Officer Considerations

**Is the project considered to be infrastructure under section 216(2) of the Planning Act 2008 and regulation 59, as amended by 2012 and 2013 Regulations. *infrastructure includes:***

- (a) roads and other transport facilities,
- (b) flood defences,
- (c) schools and other educational facilities,
- (d) healthcare and medical facilities,
- (e) cultural, sporting and recreational facilities,
- (f) play areas, open spaces, parks and green spaces

**Key Officer /PPO to complete.**

The Whitchurch Pool and Fitness Centre project is considered infrastructure;  
(e) cultural, sporting and recreational facilities

**Does the proposal support the development that has taken place in the area or will take place in the future?**

**Key Officer/PPO to complete.**

Whitchurch has taken development in the north of the of the town and has a large scale development planned at Tilstock Road in the south . The Whitchurch

**Swimming pool and fitness centre project will provide sporting, recreational, health and wellbeing facilities for those future residents as well as existing residents. The project will also support School educational requirements to provide swimming as part of the National curriculum for school age children in the area.**

**Key Officer/ Place Plan Officer to complete:**

**Is the scheme identified in the current Place Plan as an Essential Project?**

**YES/NO**

It is a Priority B project

**Are there current statutory infrastructure requirements listed in the Place Plan area potentially competing for funding?**

**YES/NO**

Currently, there are no large-scale statutory infrastructure projects competing for CIL funding. (Projects for Education, health and drainage have CIL Local funding allocated)

**3. Risk Assessment and Opportunities**

**Key Officer to complete:**

e.g. Are there any implications for Human Rights Equalities and Social Inclusion legislation listed in the EOI?

**4. Financial Implications**

**CIL funding collected/allocated/available in this Place Plan area:**

<b>CIL Officer to complete:</b>				
Exacom @ 31/12/23	Collected	Allocated	Spent	Available
Local	3,586,805	1,374,899	49,901	<b>2,162,005</b>
Neighbourhood	383,915	0.00	0.00	<b>383,915</b>
<b>Date Annual Monitoring Form received.</b>			12/10/16	

**Comment on Neighbourhood Funding:**

NF figures based upon last Annual Monitoring form received 12/10/16  
Collected figure is at 30/9/23

## 5. Response by Department

Response to the Expression of Interest attached and Officer's Input (Sections 1 to 4).  
 Comment by department with reference to this Expression of Interest and all future strategic infrastructure requirements:

<b>Education</b>	Andy Nicholls	Date 15/12/23
There are a number of primary schools (5) in the immediate Place Plan area who would welcome access to new facilities to support the delivery of a core curriculum subject. Whitchurch has been identified as an area of growth in terms of pupil population – there will be a need in the future for CiL monies to support school expansion.		

<b>Legal &amp; Democratic</b>	Miranda Garrard	Date

<b>Finance</b>	Donna Payne	Date 18/01/24
Project meets criteria of financial rules and can be supported from CIL. Are there any further large projects in the Place Plan that could compete for funding we need to be aware of?		

<b>Highways</b>	Ffion Horton	Date

<b>Procurement</b>	Neil Evans	Date 15/12/23
The proposal is for an internal transfer of funds so there will be no subsidy control implications. As the funding is to fill the total project funding shortfall it is assumed that all procurement activity in relation to the project has already been completed.		

## 6. Recommendation to Internal Infrastructure group

Following responses from officers and the relevant department leads, the following recommendation has been made:

<b>Responsible Officer to complete:</b>

Through a review of the responses, the decision has been made to **recommend APPROVAL** of the application, subject to formal cabinet approval. This is based on the following:

- The project is listed within the Annual Infrastructure Statement and supports the infrastructure need in Whitchurch.
- Project meets the criteria of financial rules and can be supported from CIL.
- The proposal is for an internal transfer of funds so there will be no subsidy control implications.

It is important to be mindful that there are several primary schools (5) in the immediate Place Plan area who would welcome access to new facilities to support the delivery of a core curriculum subject. Whitchurch has been identified as an area of growth in terms of pupil population – there will be a need in the future for CIL monies to support school expansion in the future.

**SECTIONS 1 TO 6 TO BE COMPLETED PRIOR TO CIRCULATION AT THE INTERNAL INFRASTRUCTURE GROUP**

## **7. Background**

As the CIL charging Authority Shropshire Council needs to demonstrate compliance with the national CIL Regulations. The Community Infrastructure Levy is a charge on new development which is used to support the provision, improvement, replacement, operation, or maintenance of infrastructure to support development of its area.

Local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed. The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.

The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure if that is necessary to support development. (section 216(2) of the Planning Act 2008 and regulation 59, as amended by the 2012 and 2013 Regulations).

### Shropshire Council CIL policy

Shropshire Council took a decision in 2012 to distribute CIL funds in the following way, which has remained unchanged:

- Administrative Fee – up to 5% of total
- Neighbourhood Fund – 15% or 25% where there is a Neighbourhood Plan or Neighbourhood Development Order

Of the remainder:

- 'Strategic' – 10%
- 'Local' – 90%

**The current position with the use of CIL 'Local' funds is also shaped by the last Cabinet decision of June 29th 2015. This agreed that priority be given to using CIL 'Local' funds to deliver appropriate critical infrastructure, or infrastructure required in order to fulfil the Council's statutory functions.**

CIL monies distribution table:

CIL Fund	Proportion of funds	Responsible	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	15% 25% where there is a formal Neighbourhood Plan or Neighbourhood Development Order in place.	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects.  <i>Note: The Neighbourhood Fund only applies to income from development where the CIL Liability Notice has been issued since the introduction of the Amendment CIL Regulations (2013) on the 25th April 2013.</i>

Of the Remainder:			
Strategic Infrastructure Funding	10% (of remaining amount)	Shropshire Council in conjunction with infrastructure providers	Strategic infrastructure priorities across Shropshire.
Local Infrastructure Funding	90% (of remaining amount)	Shropshire Council in conjunction with Town/Parish Councils and infrastructure providers	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified within the Place Plans.

**8. Recommendation to the Internal Infrastructure Group**

<b>Expression of Interest Approved</b>	<b>YES</b>
Outcome of the Recommendation Report is to <b>Approve</b> the EOI and to be endorsed at IIG.	
<b>IIG approval/rejection date</b>	1/2/24

Signed:.....E.West.....

**Planning Policy and Strategy Manager**

Dated:.....24.01.24.....

**List of Background Papers:**

**(All completed reports relating to the Expression of Interest must be attached but this does not include items containing exempt or confidential information)**

Internal Expression of Interest form

TO BE COMPLETED FOLLOWING IIG

## 9. Decision Report

Membership of the Internal Infrastructure Group includes representatives from a number of Shropshire Council departments, specifically: Finance, Legal, Planning Policy, Highways, Education, Broadband/ICT, Outdoor Partnerships, Property, Development Management and Economic Growth.

In considering all applications the Council must abide by national law and guidance relating to CIL spend. In this regard the Community Infrastructure regulations 2010 (as amended) state that the Council must: *“apply CIL to funding the provision improvement, replacement, operation or maintenance of infrastructure to support the development of its area.”*

The Government’s National Planning Policy Guidance states that:

*“local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed. The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development”*

Further, the Council’s Cabinet decision of 29 July 2015 must also be taken into account. It agreed that: *“priority be given to using CIL (Local) funds to deliver appropriate critical infrastructure, or infrastructure required in order to fulfil the Council’s statutory functions”*

This decision reflects the fact that there may be some instances where it will be necessary for the Council to prioritise the use of CIL funds for such infrastructure, which is not recognised by the local community as a priority through their Place Plan. The approach follows the prioritisation of critical infrastructure set out in Core Strategy Policy CS9.

**The project was discussed at IIG and the following decision has been noted**

**DECISION: APPROVED to recommend to cabinet funding of £980,000**

**Comment:** To ensure that the funds are to be utilised for infrastructure and not to support fixture and fittings of the leisure centre. Due to the level of funding requested (above £500k), this application is subject to cabinet approval

Meeting, date: Report heading

**Signed:** .....E West.....

**Planning Policy and Strategy Manager**

**Dated:** .....13/03/24.....

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