

# Site Assessments: Highley Place Plan Area

Published November 2018

# Site Assessments for Highley:

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

## Stage 1: Site Assessment

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

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

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

## Stage 2: Site Assessment

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

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

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

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

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

\*Significant physical constraints:

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

\*\*Significant environmental/heritage constraints:

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

## Stage 3: Site Assessment

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

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

**Stage 2 Site Assessments:**

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN001</b>   |
| <b>Site Address:</b>                            | St Mary's Corner, Woodhill Road, Highley  |
| <b>Settlement:</b>                              | Highley   |
| <b>Site Size (Ha):</b>                          | 0.24  |
| <b>Indicative Capacity (Dwellings):</b>         | 7   |
| <b>Type of Site:</b>                            | Greenfield  |
| <b>If mixed, percentage brownfield:</b>         | N/A   |
| <b>General Description:</b>                     | The site is vacant grass land located on Woodhill Road, within the settlement boundary.   |
| <b>Surrounding Character:</b>                   | Surrounding uses include residential to the east; a row of residential properties and then open countryside to the south; a public house and open countryside to the west; and a public house, open countryside and a residential barn complex to the north.  |
| <b>Suitability Information:<br/>(from SLAA)</b> | Currently Suitable  |
| <b>Availability Information*:</b>               | Availability Unknown  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Conclusion:</b>                              | <p><b>Availability*:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability**:</b></p> |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN002</b>   |
| <b>Site Address:</b>                            | Land at Rhea Hall, Highley  |
| <b>Settlement:</b>                              | Highley   |
| <b>Site Size (Ha):</b>                          | 0.30  |
| <b>Indicative Capacity (Dwellings):</b>         | 9   |
| <b>Type of Site:</b>                            | Greenfield  |
| <b>If mixed, percentage brownfield:</b>         | N/A   |
| <b>General Description:</b>                     | Small undeveloped site adjacent to Rhea Hall and some distance from Highley. Access via narrow tracks.  |
| <b>Surrounding Character:</b>                   | Surrounding character is predominantly agricultural, with the exception of Rhea Hall to the north of the site and a caravan park to the east of the site (separated from the site by an agricultural field/estate grounds).   |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Suitable  |
| <b>Availability Information*:</b>               | Availability Unknown  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Conclusion:</b>                              | <p><b>Availability*:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability**:</b> In isolation, the site is landlocked and does not appear to have a road frontage. Whilst there are other site promotions which could provide an access, there remains uncertainty about the availability of adjacent site(s).</p> |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN003X</b>  |
| <i>Site Address:</i>                            | Highley Garage  |
| <i>Settlement:</i>                              | Highley   |
| <i>Site Size (Ha):</i>                          | 0.19  |
| <i>Indicative Capacity (Dwellings):</i>         | <5  |
| <i>Type of Site:</i>                            | Brownfield  |
| <i>If mixed, percentage brownfield:</i>         | N/A   |
| <i>General Description:</i>                     | Highley garage and its curtilage.   |
| <i>Surrounding Character:</i>                   | Residential and commercial.   |
| <i>Suitability Information:<br/>(from SLAA)</i> | Not Suitable  |
| <i>Availability Information*:</i>               | Not Currently Available - Likely to become so   |
| <i>Achievability/Viability Information:</i>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Availability*:</b>                           |   |
| <b>Conclusion:                      Size:</b>   | <b>As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</b> |
| <b>Strategic Suitability**:</b>                 | <b>As the site is less than 0.2ha it has been excluded from the SLAA.</b>   |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN004</b>   |
| <b>Site Address:</b>                            | Land at Hazelwells Road, Highley  |
| <b>Settlement:</b>                              | Highley   |
| <b>Site Size (Ha):</b>                          | 12.28   |
| <b>Indicative Capacity (Dwellings):</b>         | 368   |
| <b>Type of Site:</b>                            | Greenfield  |
| <b>If mixed, percentage brownfield:</b>         | N/A   |
| <b>General Description:</b>                     | Large cornfield sloping up away from edge of settlement. The northern portion of the site contains a row of Pylons going east-west across site. The southern portion of the site contains an existing allotment which would likely represent the point of access to the site, unless it was to come forward in conjunction with the adjacent site (HNN017). |
| <b>Surrounding Character:</b>                   | Land to the north, east and south is predominantly agricultural in character. Land to the west is predominantly residential in character (beyond a small strip of this agricultural field which has been promoted independently).   |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential   |
| <b>Availability Information*:</b>               | Availability Unknown  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Availability*:</b>                           | <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>   |
| <b>Conclusion:</b>                              |   |
| <b>Size:</b>                                    |   |
| <b>Strategic Suitability**:</b>                 |   |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                      | <b>HNN006</b>  |
| <i>Site Address:</i>                        | Land to the South West of Highley  |
| <i>Settlement:</i>                          | Highley  |
| <i>Site Size (Ha):</i>                      | 21.51  |
| <i>Indicative Capacity (Dwellings):</i>     | 645  |
| <i>Type of Site:</i>                        | Greenfield   |
| <i>If mixed, percentage brownfield:</i>     | N/A  |
| <i>General Description:</i>                 | Pasture land consisting of a number of relatively flat grass fields separated by small hedges with mature trees. The site contains a small pond. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village. |
| <i>Surrounding Character:</i>               | Land to the south and west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential development and a couple of small agricultural fields.  |
| <i>Suitability Information: (from SLAA)</i> | Not Currently Suitable but Future Potential  |
| <i>Availability Information*:</i>           | Availability Unknown   |
| <i>Achievability/Viability Information:</i> | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.   |
| <b>Availability*:</b>                       | <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>  |
| <b>Conclusion:</b>                          |  |
| <b>Size:</b>                                |  |
| <b>Strategic Suitability**:</b>             |  |
| <b>Summary:</b>                             | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>  |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.



**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                          | <b>HNN008</b>  |
| <b>Site Address:</b>                            | Land to the South East of Highley  |
| <b>Settlement:</b>                              | Highley  |
| <b>Site Size (Ha):</b>                          | 8.24   |
| <b>Indicative Capacity (Dwellings):</b>         | 247  |
| <b>Type of Site:</b>                            | Greenfield   |
| <b>If mixed, percentage brownfield:</b>         | N/A  |
| <b>General Description:</b>                     | A series of agricultural fields steeply sloping down from the edge of the settlement to the river valley. The site is situated on the eastern edge of the river valley.  |
| <b>Surrounding Character:</b>                   | Character to the north, east and south is predominantly agricultural. To the west is predominantly residential.  |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential  |
| <b>Availability Information*:</b>               | Availability Unknown   |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                           | <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>  |
| <b>Conclusion:</b>                              |  |
| <b>Size:</b>                                    |  |
| <b>Strategic Suitability**:</b>                 |  |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>  |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                      | <b>HNN009</b>  |
| <i>Site Address:</i>                        | Land to the north west of Highley  |
| <i>Settlement:</i>                          | Highley  |
| <i>Site Size (Ha):</i>                      | 1.30   |
| <i>Indicative Capacity (Dwellings):</i>     | 39   |
| <i>Type of Site:</i>                        | Greenfield   |
| <i>If mixed, percentage brownfield:</i>     | N/A  |
| <i>General Description:</i>                 | The north western portion of an agricultural field. It is separated from the built form of the settlement by the south eastern portion of the field (assessed separately).   |
| <i>Surrounding Character:</i>               | The surrounding character is primarily agricultural.   |
| <i>Suitability Information: (from SLAA)</i> | Not Suitable   |
| <i>Availability Information*:</i>           | Availability Unknown   |
| <i>Achievability/Viability Information:</i> | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.   |
| <b>Availability*:</b>                       | <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>  |
| <b>Conclusion:</b>                          |  |
| <b>Size:</b>                                |  |
| <b>Strategic Suitability**:</b>             | <b>In isolation, the site is separated from the built form of the settlement and does not have a road frontage, but there are other site promotions within this area of separation that could provide an access to the site (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b> |
| <b>Summary:</b>                             | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>  |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                        | <b>HNN010</b>  |
| <i>Site Address:</i>                          | Land to the south of Redstone Drive, Highley   |
| <i>Settlement:</i>                            | Highley  |
| <i>Site Size (Ha):</i>                        | 2.77   |
| <i>Indicative Capacity (Dwellings):</i>       | 83   |
| <i>Type of Site:</i>                          | Greenfield   |
| <i>If mixed, percentage brownfield:</i>       | N/A  |
| <i>General Description:</i>                   | Grazing and scrub land on edge of settlement, gradually sloping down away from settlement. A footpath across site. Whilst there is no direct access to the site, it is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site. |
| <i>Surrounding Character:</i>                 | Land to the west is primarily agricultural in character. Land to the north, south and east is primarily residential.   |
| <i>Suitability Information: (from SLAA)</i>   | Not Currently Suitable but Future Potential  |
| <i>Availability Information*:</i>             | Currently Available  |
| <i>Achievability/Viability Information:</i>   | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.   |
| <b>Availability*:</b>                         |  |
| <b>Conclusion:                      Size:</b> |  |
| <b>Strategic Suitability**:</b>               |  |
| <b>Summary:</b>                               | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN012X</b>  |
| <b>Site Address:</b>                            | Land off Bridgnorth Road (Fern Cottage)   |
| <b>Settlement:</b>                              | Highley   |
| <b>Site Size (Ha):</b>                          | 0.23  |
| <b>Indicative Capacity (Dwellings):</b>         | <5  |
| <b>Type of Site:</b>                            |   |
| <b>If mixed, percentage brownfield:</b>         | N/A   |
| <b>General Description:</b>                     | Linear site consisting of Fern Cottage and its access road.   |
| <b>Surrounding Character:</b>                   | Residential and a development site.   |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Suitable  |
| <b>Availability Information*:</b>               | Availability Unknown  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Conclusion:</b>                              | <p><b>Availability*:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability**:</b></p> |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |   |
|---|---|
| <b>Site Reference:</b>                          | <b>HNN013</b>   |
| <b>Site Address:</b>                            | Land at Woodhill Farm, Highley  |
| <b>Settlement:</b>                              | Highley   |
| <b>Site Size (Ha):</b>                          | 0.54  |
| <b>Indicative Capacity (Dwellings):</b>         | 16  |
| <b>Type of Site:</b>                            | Greenfield  |
| <b>If mixed, percentage brownfield:</b>         | N/A   |
| <b>General Description:</b>                     | Site is located to the north of Highley, on land directly south-east of Woodhill Farm and west of Woodhill Road.  |
| <b>Surrounding Character:</b>                   | Character to the north and west is predominantly agricultural, although there are also large rural dwellings on large plots. Character to the east is predominantly residential. To the south is a variety of land uses, including a public house, an area of hardstanding, a grassed area, two large rural dwellings and beyond these uses is an agricultural field. |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential   |
| <b>Availability Information*:</b>               | Currently Available   |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.  |
| <b>Availability*:</b>                           |   |
| <b>Conclusion:                      Size:</b>   |   |
| <b>Strategic Suitability**:</b>                 |   |
| <b>Summary:</b>                                 | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>  |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                        | <b>HNN014</b>  |
| <i>Site Address:</i>                          | East of Bridgnorth Road, Highley   |
| <i>Settlement:</i>                            | Highley  |
| <i>Site Size (Ha):</i>                        | 0.73   |
| <i>Indicative Capacity (Dwellings):</i>       | 22   |
| <i>Type of Site:</i>                          | Greenfield   |
| <i>If mixed, percentage brownfield:</i>       | N/A  |
| <i>General Description:</i>                   | The site consists of parts of two agricultural fields, primarily to the rear of properties on Bridgnorth road, but including a potential access point to the side of properties on Bridgnorth Road.                            |
| <i>Surrounding Character:</i>                 | To the south are residential properties and their curtilages. To the north and east are agricultural fields. To the west are residential properties and their curtilages and Bridgnorth Road.                                  |
| <i>Suitability Information: (from SLAA)</i>   | Not Currently Suitable but Future Potential  |
| <i>Availability Information*:</i>             | Currently Available  |
| <i>Achievability/Viability Information:</i>   | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                         |  |
| <b>Conclusion:                      Size:</b> |  |
| <b>Strategic Suitability**:</b>               |  |
| <b>Summary:</b>                               | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                        | <b>HNN015</b>  |
| <i>Site Address:</i>                          | West of Woodhill Road, Highley   |
| <i>Settlement:</i>                            | Highley  |
| <i>Site Size (Ha):</i>                        | 0.92   |
| <i>Indicative Capacity (Dwellings):</i>       | 28   |
| <i>Type of Site:</i>                          | Greenfield   |
| <i>If mixed, percentage brownfield:</i>       | N/A  |
| <i>General Description:</i>                   | Agricultural field to the north east of Highley.   |
| <i>Surrounding Character:</i>                 | Land to the north, west and south is predominantly agricultural in character. There is a barn complex (converted to residential) to the south west of the site - the access road to this complex forms the southern boundary of the site. There is a single dwelling and its curtilage immediately to the north of the site forming the sites northern boundary. To the east is Woodhill Road forming the sites easter boundary beyond which is a residential area within Highley. |
| <i>Suitability Information: (from SLAA)</i>   | Not Currently Suitable but Future Potential  |
| <i>Availability Information*:</i>             | Currently Available  |
| <i>Achievability/Viability Information:</i>   | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.   |
| <b>Availability*:</b>                         |  |
| <b>Conclusion:                      Size:</b> |  |
| <b>Strategic Suitability**:</b>               |  |
| <b>Summary:</b>                               | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                          | <b>HNN016</b>  |
| <b>Site Address:</b>                            | Land South of Oak Street, Highley  |
| <b>Settlement:</b>                              | Highley  |
| <b>Site Size (Ha):</b>                          | 5.42   |
| <b>Indicative Capacity (Dwellings):</b>         | 163  |
| <b>Type of Site:</b>                            | Greenfield   |
| <b>If mixed, percentage brownfield:</b>         | N/A  |
| <b>General Description:</b>                     | The site consists of three agricultural fields to the west of Highley. There is a potential access point included within the site boundary onto Bridgnorth Road.   |
| <b>Surrounding Character:</b>                   | Land to the north is predominantly agricultural. Land to the south and west is predominantly residential. Land to the east is a mix of agricultural and leisure (caravan complex).   |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential  |
| <b>Availability Information*:</b>               | Currently Available  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                           |  |
| <b>Conclusion:                      Size:</b>   |  |
| <b>Strategic Suitability**:</b>                 |  |
| <b>Summary:</b>                                 | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.



**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                          | <b>HNN017</b>  |
| <b>Site Address:</b>                            | Land North East of Hazelwells Road, Highley  |
| <b>Settlement:</b>                              | Highley  |
| <b>Site Size (Ha):</b>                          | 0.92   |
| <b>Indicative Capacity (Dwellings):</b>         | 28   |
| <b>Type of Site:</b>                            | Greenfield   |
| <b>If mixed, percentage brownfield:</b>         | N/A  |
| <b>General Description:</b>                     | Linear strip of agricultural land, consisting of part of an agricultural field, following the northern edge of Hazelwells Road to the north of Highley.  |
| <b>Surrounding Character:</b>                   | Land to the north and east is predominantly agricultural. Land to the south and west is predominantly agricultural.  |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential  |
| <b>Availability Information*:</b>               | Currently Available  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                           |  |
| <b>Conclusion:                      Size:</b>   |  |
| <b>Strategic Suitability**:</b>                 |  |
| <b>Summary:</b>                                 | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                          | <b>HNN018</b>  |
| <b>Site Address:</b>                            | Land off Netherton Lane, South of Highley  |
| <b>Settlement:</b>                              | Highley  |
| <b>Site Size (Ha):</b>                          | 3.30   |
| <b>Indicative Capacity (Dwellings):</b>         | 99   |
| <b>Type of Site:</b>                            | Greenfield   |
| <b>If mixed, percentage brownfield:</b>         | N/A  |
| <b>General Description:</b>                     | Agricultural field to the west of Netherton Lane. The site is isolated from the built form of Highley.   |
| <b>Surrounding Character:</b>                   | Surrounding land is predominantly agricultural in nature. To the north of the site (separated by a field) is a holiday chalet complex. There are a small number of isolated homes to the east of the site.                     |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Suitable   |
| <b>Availability Information*:</b>               | Availability Unknown   |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                           | <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>  |
| <b>Conclusion:</b>                              |  |
| <b>Size:</b>                                    |  |
| <b>Strategic Suitability**:</b>                 | <b>The site is separated from the built form of Highley by land that has not been promoted for consideration.</b>  |
| <b>Summary:</b>                                 | <b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>  |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                          | <b>HNN019</b>  |
| <b>Site Address:</b>                            | The Stables Bridgnorth Road, Highley   |
| <b>Settlement:</b>                              | Highley  |
| <b>Site Size (Ha):</b>                          | 2.22   |
| <b>Indicative Capacity (Dwellings):</b>         | 67   |
| <b>Type of Site:</b>                            | Greenfield   |
| <b>If mixed, percentage brownfield:</b>         | N/A  |
| <b>General Description:</b>                     | Two agricultural fields to the west of Highley. The fields are contained by an access road to the south; residential curtilages to the north; headgerow field boundaries to the west and a road to the east.                   |
| <b>Surrounding Character:</b>                   | Agricultural to the south and west. Residential to the north and east.   |
| <b>Suitability Information:<br/>(from SLAA)</b> | Not Currently Suitable but Future Potential  |
| <b>Availability Information*:</b>               | Currently Available  |
| <b>Achievability/Viability Information:</b>     | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| <b>Availability*:</b>                           |  |
| <b>Conclusion:                      Size:</b>   |  |
| <b>Strategic Suitability**:</b>                 |  |
| <b>Summary:</b>                                 | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

|   |  |
|---|--|
| <b>Site Reference:</b>                        | <b>HNN021</b>  |
| <i>Site Address:</i>                          | Off Netherton Lane, Highley  |
| <i>Settlement:</i>                            | Highley  |
| <i>Site Size (Ha):</i>                        | 1.98   |
| <i>Indicative Capacity (Dwellings):</i>       | 59   |
| <i>Type of Site:</i>                          | Greenfield   |
| <i>If mixed, percentage brownfield:</i>       | N/A  |
| <i>General Description:</i>                   | A rectangular site located to the south of Highley. The site is predominantly greenfield but does include access roads and car parking for the adjacent commercial units. There is also an area which was subject to previous quarrying and subsequent landfill use. |
| <i>Surrounding Character:</i>                 | Immediate character to south and east is predominantly commercial beyond which it is agricultural. Character to the north and west is predominantly agricultural. Character to the north east is residential.  |
| <i>Suitability Information: (from SLAA)</i>   | Currently Suitable   |
| <i>Availability Information*:</i>             | Currently Available  |
| <i>Achievability/Viability Information:</i>   | Residential development is generally considered achievable and viable unless there are site specific issues evident.<br>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.                                       |
| <b>Availability*:</b>                         |  |
| <b>Conclusion:                      Size:</b> |  |
| <b>Strategic Suitability**:</b>               |  |
| <b>Summary:</b>                               | <b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>   |

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

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Stage 3 Site Assessments:**

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN010</b> |
| <i>Coal Authority Reference Area?</i>                                    | TRUE          |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 0%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 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-Low    |
| <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>   | via 79 Redstone 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> | 23   |
| <i>Ecology Comments Significant Constraints:</i>  | None   |
| <i>Ecology Comments Other Constraints:</i>  | 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. |

|  |   |
|--|---|
| <i>Ecology Comments Management of Constraints:</i>           | Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.  |
| <i>Ecology Comments Opportunities:</i>                       | 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>Sustainability Appraisal Conclusion:</b> | Good |
|---|------|

|                                  |  |
|----------------------------------|--|
| <b>Strategic Considerations:</b> | <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, 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 capacity of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</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>   | Link open space provision to the existing hedgerow system.<br>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>                                  | Remain as open countryside.   |
| <b>Reasoning</b>                                       | The site is not preferred by Shropshire Council.<br>The site is considered to offer a valuable recreational function to the community along with a green link into the built form of the settlement.<br>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. |
| <b>If proposed for Allocation, Potential Capacity:</b> |   |
| <b>If proposed for Allocation Design Requirements:</b> |   |



**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN013</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 4%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 19%           |
| <i>Percentage of the site identified on the EA Historic Flood Map:</i>   | 0%            |
| <i>Percentage of 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-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>  | 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. |

|  |   |
|--|---|
| <i>Ecology Comments Management of Constraints:</i>           | 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.            |
| <i>Ecology Comments Opportunities:</i>                       | 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>Sustainability Appraisal Conclusion:</b> | Poor |
|---|------|

|                                  |  |
|----------------------------------|--|
| <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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> |
|----------------------------------|--|

|  |  |
|--|--|
| <b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b> | Need to maintain environmental network function.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas.                                     |
| <b>Known Infrastructure Opportunities:</b>   | Link open space provision to the existing hedgerow system and environmental network.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas. |

|  |   |
|--|---|
| <b>Potential for Windfall?</b>                         | No  |
| <b>Potential for Allocation?</b>                       | No  |
| <b>Recommendation</b>                                  | Remain as open countryside.   |
| <b>Reasoning</b>                                       | The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.<br>The site would result in an increased level of residential development to the west of Bridgnorth Road.<br>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. |
| <b>If proposed for Allocation, Potential Capacity:</b> |   |
| <b>If proposed for Allocation Design Requirements:</b> |   |

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN014</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 1%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 3%            |
| <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        |

|   |  |
|---|--|
| <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> | 22   |
| <i>Ecology Comments Significant Constraints:</i>  | None   |
| <i>Ecology Comments Other Constraints:</i>  | EclA required. Surveys for GCN ( ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. |

|  |   |
|--|---|
| <i>Ecology Comments Management of Constraints:</i>           | Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site .   |
| <i>Ecology Comments Opportunities:</i>                       | 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>Sustainability Appraisal Conclusion:</b> | Good |
|---|------|

|                                  |  |
|----------------------------------|--|
| <b>Strategic Considerations:</b> | <p>The site is adjacent to the built form of the settlement and is well contained.</p> <p>Opportunity for low-level bungalow provision.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</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>   | Link open space provision to the existing hedgerow system.<br>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>                                  | The site will be allocated as part of HNN016.                              |
| <b>Reasoning</b>                                       | The site forms part of HNN016, this wider site is proposed for allocation. |
| <b>If proposed for Allocation, Potential Capacity:</b> |  |
| <b>If proposed for Allocation Design Requirements:</b> |  |

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN015</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 0%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 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-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>  | 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. |

|  |  |
|--|--|
| <i>Ecology Comments Management of Constraints:</i>           | 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. |
| <i>Ecology Comments Opportunities:</i>                       | Use open space provision and reduced number of dwellings to provide biodiversity enhancements and access to semi-natural greenspace for existing housing to east of site. Link open space to existing hedgerow system/ Env. Network system.  |
| <i>Heritage Comments Significant Constraints:</i>            |  |
| <i>Heritage Comments Other Constraints:</i>                  | Possible effects on setting of the non-designated historic buildings at Wood Hill Farm to the W, Castle Inn to the S, and former Methodist chapel at the N end of the site   |
| <i>Heritage Comments Management of Constraints:</i>          | Heritage Assessment required with application (assessment of impact on settings of non-designated heritage assets)   |
| <i>Heritage Comments Opportunities:</i>                      |  |
| <i>Tree Comments Significant Constraints:</i>                |  |
| <i>Tree Comments Other Constraints:</i>                      | trees and hedges around boundaries but not within site   |
| <i>Tree Comments Management of Constraints:</i>              | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement   |
| <i>Tree Comments Opportunities:</i>                          | Use 20% canopy cover policy to plant trees adjacent existing hedgerows   |
| <i>Public Protection Comments Significant Constraints:</i>   |  |
| <i>Public Protection Comments Other Constraints:</i>         | Site runs along a road on the eastern façade   |
| <i>Public Protection Comments Management of Constraints:</i> | Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.  |
| <i>Public Protection Comments Opportunities:</i>             | Good site  |

|   |      |
|---|------|
| <b>Sustainability Appraisal Conclusion:</b> | Poor |
|---|------|

|                                  |  |
|----------------------------------|--|
| <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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> |
|----------------------------------|--|



|  |  |
|--|--|
| <b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b> | Need to maintain environmental network function.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas.                                     |
| <b>Known Infrastructure Opportunities:</b>   | Link open space provision to the existing hedgerow system and environmental network.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas. |

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Potential for Windfall?</b>   | No                          |
| <b>Potential for Allocation?</b> | No                          |
| <b>Recommendation</b>            | Remain as open countryside. |

|                  |  |
|------------------|--|
| <b>Reasoning</b> | <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> |
|------------------|--|

|  |  |
|--|--|
| <b>If proposed for Allocation, Potential Capacity:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>If proposed for Allocation Design Requirements:</b> |  |
|--|--|

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN016</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 1%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 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: (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>   | Assumes access adjacent to Telephone Exchange  |
| <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>  | 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. |

|  |  |
|--|--|
| <i>Ecology Comments<br/>Management of Constraints:</i>           | 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.             |
| <i>Ecology Comments<br/>Opportunities:</i>                       | 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<br/>Significant Constraints:</i>            |  |
| <i>Heritage Comments<br/>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<br/>Management of Constraints:</i>          | Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation & settings assessment)  |
| <i>Heritage Comments<br/>Opportunities:</i>                      |  |
| <i>Tree Comments<br/>Significant Constraints:</i>                |  |
| <i>Tree Comments<br/>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<br/>Management of Constraints:</i>              | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement   |
| <i>Tree Comments<br/>Opportunities:</i>                          | enhance tree cover through landscape planting to northern side of site   |
| <i>Public Protection Comments<br/>Significant Constraints:</i>   |  |
| <i>Public Protection Comments<br/>Other Constraints:</i>         | Active farm to the north east. Due to stand off distance do not anticipate any issues.   |
| <i>Public Protection Comments<br/>Management of Constraints:</i> | None required  |
| <i>Public Protection Comments<br/>Opportunities:</i>             | Good site  |

|   |      |
|---|------|
| <b>Sustainability Appraisal Conclusion:</b> | Good |
|---|------|

|                                  |   |
|----------------------------------|---|
| <b>Strategic Considerations:</b> | <p>The site is adjacent to the built form of the settlement, with development to the sites west and south.</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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</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>   | Link open space provision to the existing hedgerow system.<br>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>                                  | Proposed for allocation.   |
| <b>Reasoning</b>                                       | 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.   |
| <b>If proposed for Allocation, Potential Capacity:</b> | 120  |
| <b>If proposed for Allocation Design Requirements:</b> | <p>A mixed use residential allocation consisting of:</p> <ul style="list-style-type: none"> <li>• Around 10 bungalows on the southern-most element of the site, south of the access point;</li> <li>• A 50 bedroom extra-care facility on the southern element of the site, north of the access point.</li> <li>• Around 60 dwellings on the northern element of the site.</li> </ul> <p>An extra care scheme is considered to meet local needs and will also provide additional employment within the settlement.</p> <p>Similarly, there is considered to be local demand for bungalows and the southern-most element of the site is considered most sensitive to overlooking.</p> <p>A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site.</p> <p>On-site open space provision should consist of areas suitable for general recreation; young person's play space; allotments; and semi-natural areas, linking to existing hedgerows and woodland to the north.</p> <p>Open space provision should 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>Design and layout will need to reflect the sites location within the setting of Grade II listed Hazelwell's Farm House.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> |

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN017</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 0%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 0%            |
| <i>Percentage of the site identified on the EA Historic Flood Map:</i>   | 0%            |
| <i>Percentage of the site within 20m of an historic flood event:</i>     | 0%            |
| <i>Percentage of the site 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        |

|   |  |
|---|--|
| <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>   | Assumes since access points for each dwelling in a linear development.   |
| <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>  | EclA required. Surveys for GCN ( ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. |

|  |  |
|--|--|
| <i>Ecology Comments Management of Constraints:</i>           | Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.               |
| <i>Ecology Comments Opportunities:</i>                       | 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>Sustainability Appraisal Conclusion:</b> | Fair |
|---|------|

|                                  |  |
|----------------------------------|--|
| <b>Strategic Considerations:</b> | <p>The site is more distant from services and facilities than other promoted sites. 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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</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>   | Link open space provision to the existing hedgerow system.<br>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>                                  | Remain as open countryside.   |
| <b>Reasoning</b>                                       | The site is more distant from services and facilities than other promoted sites. Whilst the site is located adjacent to the built form of the settlement, it is a linear site without an obvious north-eastern boundary.<br>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. |
| <b>If proposed for Allocation, Potential Capacity:</b> |   |
| <b>If proposed for Allocation Design Requirements:</b> |   |

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN019</b> |
| <i>Coal Authority Reference Area?</i>                                    | FALSE         |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 0%            |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i>   | 0%            |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 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-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> | 20  |
| <i>Ecology Comments Significant Constraints:</i>  | None  |
| <i>Ecology Comments Other Constraints:</i>  | Ecia required. Surveys for GCN ( ponds within 500m and immediately adjacent), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat. |



|  |   |
|--|---|
| <i>Ecology Comments Management of Constraints:</i>           | 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. |
| <i>Ecology Comments Opportunities:</i>                       | Provide additional habitat in Environmental Network along western boundaries. Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to east of site. Link open space to existing hedgerow system.   |
| <i>Heritage Comments Significant Constraints:</i>            |   |
| <i>Heritage Comments Other Constraints:</i>                  | Eastern corner of site located close on the boundary, and within the setting of, the Highley Clee View Conservation Area and other non-designated historic buildings.   |
| <i>Heritage Comments Management of Constraints:</i>          | Heritage Assessment required with application (assessment of impact on setting of CA)   |
| <i>Heritage Comments Opportunities:</i>                      |   |
| <i>Tree Comments Significant Constraints:</i>                |   |
| <i>Tree Comments Other Constraints:</i>                      | trees and hedges around boundaries but not within site  |
| <i>Tree Comments Management of Constraints:</i>              | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement  |
| <i>Tree Comments Opportunities:</i>                          | use 20% canopy cover policy to plant trees and woodland within site   |
| <i>Public Protection Comments Significant Constraints:</i>   |   |
| <i>Public Protection Comments Other Constraints:</i>         | Road to eastern border of the site creating noise.  |
| <i>Public Protection Comments Management of Constraints:</i> | Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.   |
| <i>Public Protection Comments Opportunities:</i>             | Good site   |

|   |      |
|---|------|
| <b>Sustainability Appraisal Conclusion:</b> | Fair |
|---|------|

|                                  |   |
|----------------------------------|---|
| <b>Strategic Considerations:</b> | <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.</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>The site is adjacent to and within the setting of a conservation area and other non-designated assets.</p> <p>Any noise associated with the adjacent road will need to be considered.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> |
|----------------------------------|---|

|  |  |
|--|--|
| <b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b> | Need to maintain environmental network function.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas.   |
| <b>Known Infrastructure Opportunities:</b>   | Provide access to green space for housing to the east of the site.<br>Formation of additional habitats within the environmental network.<br>Relevant supporting studies should be undertaken and their recommendations implemented.<br>See comments from relevant service areas.<br>Link open space provision to the existing hedgerow system. |

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Potential for Windfall?</b>   | No                          |
| <b>Potential for Allocation?</b> | No                          |
| <b>Recommendation</b>            | Remain as open countryside. |

|                  |   |
|------------------|---|
| <b>Reasoning</b> | The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.<br>The site would result in an increased level of residential development to the west of Bridgnorth Road.<br>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. |
|------------------|---|

|  |  |
|--|--|
| <b>If proposed for Allocation, Potential Capacity:</b> |  |
|--|--|

|  |  |
|--|--|
| <b>If proposed for Allocation Design Requirements:</b> |  |
|--|--|

**Site Assessment - Stage 3**

|  |               |
|--|---------------|
| <b>Site Reference:</b>   | <b>HNN021</b> |
| <i>Coal Authority Reference Area?</i>                                    | TRUE          |
| <i>Mineral Safeguarding Area?</i>  | TRUE          |
| <i>Percentage of site in Flood Zone 3:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 2:</i>                               | 0%            |
| <i>Percentage of site in Flood Zone 1:</i>                               | 100%          |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i>    | 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> | 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>     | 7%            |
| <i>Percentage of 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>                         | 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>   | B4555  |
| <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>  | The trees and hedgerows should be retained and buffered (reducing developable area).   |
| <i>Ecology Comments Other Constraints:</i>  | There is a TPO'd area along the northern boundary. The trees and hedgerows should be retained and buffered (reducing developable area).<br>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. |

|  |   |
|--|---|
| <i>Ecology Comments<br/>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<br/>Opportunities:</i>                       |   |
| <i>Heritage Comments<br/>Significant Constraints:</i>            |   |
| <i>Heritage Comments<br/>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<br/>Management of Constraints:</i>          | Heritage Assessment required with application (archaeological DBA + field evaluation).  |
| <i>Heritage Comments<br/>Opportunities:</i>                      |   |
| <i>Tree Comments<br/>Significant Constraints:</i>                | belt of TPO trees to half of northern road frontage   |
| <i>Tree Comments<br/>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<br/>Management of Constraints:</i>              | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement  |
| <i>Tree Comments<br/>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<br/>Significant Constraints:</i>   | Odour from sewage works to south.   |
| <i>Public Protection Comments<br/>Other Constraints:</i>         | Noise from commercial activity to the south. Contaminated land from past land use on site.  |
| <i>Public Protection Comments<br/>Management of Constraints:</i> | Noise and con land mitigation likely to be available.   |
| <i>Public Protection Comments<br/>Opportunities:</i>             |   |

|   |      |
|---|------|
| <b>Sustainability Appraisal Conclusion:</b> | Poor |
|---|------|

|                                  |   |
|----------------------------------|---|
| <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>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</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> |
|----------------------------------|---|

|  |   |
|--|---|
| <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>                         | Yes  |
| <b>Potential for Allocation?</b>                       | No   |
| <b>Recommendation</b>                                  | Potential for mixed use windfall development.  |
| <b>Reasoning</b>                                       | <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.</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.</p> |
| <b>If proposed for Allocation, Potential Capacity:</b> |  |
| <b>If proposed for Allocation Design Requirements:</b> |  |