

# **Shropshire Site Allocations and Management of Development (SAMDev) Plan**

## **Adopted Plan Sustainability Appraisal Report**

**December 2015**

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## 1. Executive Summary

- 1.1 This Report explains the purpose of Sustainability Appraisal (SA) and how it fits in with the Strategic Environmental Assessment (SEA) process. The SEA process is similar to sustainability appraisal but has a narrower focus. It evaluates the effects that certain plans have on the environment whereas sustainability appraisal assesses the impact of plans on the environment, *plus* the economy and the community. SEA is required by a European Directive which has been translated into UK law. The government encourages Local Authorities to combine SEA and SA in one report.
- 1.2 Shropshire Council carried out most of the SA work for the Site Allocations and Management of Development (SAMDev) in-house. The sustainability appraisal took place at the same time as the SAMDev documents were being prepared, published and consulted on. This means that we started work on it at the same time as we prepared the SAMDev documents in 2010.
- 1.3 This report summarises the sustainability appraisal process which has been undertaken at the various Plan preparation stages. We have also asked the public for comments on each sustainability appraisal of our SAMDev documents. This report also shows how the sustainability appraisal fits with the preparation of the SAMDev Plan.
- 1.4 The process of developing a method for sustainability appraisal requires an understanding of the main social, environmental and economic characteristics of Shropshire. From these, the key issues that should be considered if new development is to take place can be determined. After this, the sustainability objectives (or questions used to assess the sustainability of the policies in the SAMDev documents) can be drawn up. As the SAMDev Plan follows on from and implements the Core Strategy, the key issues and sustainability objectives used for the evaluation of SAMDev are the same as those used for the Core Strategy. They are as follows:

### Key Issues

- Promote adaptable and sustainable communities that nurture vitality and local distinctiveness;
- Avoid over-exploitation of existing resources and assets including cultural sites and areas and maximise their efficient use;
- Support rural regeneration which is compatible with environmental objectives and delivers increased prosperity for all;
- Overall scale of new housing development;
- Distribution of new housing development;
- Type and affordability of new housing;
- Quality and sustainability of new housing development;
- Location and distribution of economic development and employment growth;
- Level of employment land provision;
- Network and hierarchy of centres;
- Shrewsbury's strategic role;
- Development of tourism;
- Safeguard, improve and strengthen environmental networks;
- Implement design guidance to deliver high quality places and spaces;

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- Balance the economic and environmental impacts of mineral working;
- Maximise the environmental and economic benefits of greater resource efficiency;
- Providing adequate infrastructure, including utilities, transport infrastructure, green infrastructure and social infrastructure;
- Ensuring the Core Strategy can be effectively implemented by the many delivery partners;
- Use new development to reduce the need for car travel and encourage greater use of public transport, cycling and walking;
- Improve access to facilities and services and reduce isolation
- Reduce the negative impacts of traffic on the environment and society whilst ensuring vital and viable communities;
- Ensure continued improvements to public transport provision;
- Reduction of our carbon footprint and contribution to mitigation measures, including renewable, decentralised and low carbon energy;
- Adaptation to climate change.

**Sustainability Objectives (SOs)**

**SO1:** Promote safer communities;

**SO2:** Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society;

**SO3:** Promote a strong and sustainable economy throughout Shropshire;

**SO4:** Encourage high quality inward investment, and support existing businesses to expand and diversify;

**SO5:** Encourage a modal shift towards more sustainable forms of transport;

**SO6:** Reduce the need of people and businesses to travel;

**SO7:** Promote community participation in a diverse range of sporting, recreational and cultural activities;

**SO8:** Create active and healthier communities for all and reduce inequalities in health services;

**SO9:** Reduce Shropshire's contribution to climate change;

**SO10:** Adapt to the impacts of climate change;

**SO11:** Protect, enhance and manage Shropshire's landscapes and townscapes;

**SO12:** Preserve and enhance features and areas of archaeological, historical and cultural heritage importance;

**SO13:** Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage;

**SO14:** Protect and enhance Shropshire's water resources;

**SO15:** Improve local air quality;

**SO16:** Reduce the risk of flooding to people, property and wildlife;

**SO17:** Protect and improve soil quality and soil retention;

**SO18:** Ensure the efficient use of land and material resources

### The stages of the Plan preparation process

- 1.5 The SAMDev Plan has been prepared in several stages:
- **Issues and Options:** levels of development, directions for growth, policy areas, opting in to development as a hub or cluster
  - **Preferred Options:** proposed site allocations and directions for policies
  - **Draft Development Management Policies (Revised Preferred Options):** revised draft policies
  - **Revised Preferred Options;** revised proposed site allocations
  - **Pre-Submission Draft Plan (Final Plan):** development management policies and site allocations
- 1.6 The sustainability objectives were used to assess the options put forward in the SAMDev Issues and Options document. Similarly, the objectives were used to assess the Preferred Options, the Revised Preferred Options and the Final Plan policies.

### Consideration of alternative policy options

- 1.7 The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were 'any other policy areas that you think we need to cover?' Responses to this as well as the Issues and Options SA were taken into account in the preparation of all subsequent versions of the Plan.
- 1.8 However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; *'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach'* and *'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'*
- 1.9 Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*
- 1.10 Table 1 shows how the policies have developed from the Issues and Options stage to the Final Plan stage and Table 2 shows the significant effects of the Final Plan policies.

### Table 1: How the Final Plan policies were derived

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<b>Issues and Options Key Policy Themes</b>	<b>Preferred Options Policy Directions:</b>	<b>Revised Preferred Options</b>	<b>Final Plan Policy</b>
Managing the release of housing land	<b>MD1</b> Distribution of Development	<b>MD1</b> Scale and Distribution	<b>MD1</b> Scale and Distribution of Development
Sustainable Design	<b>MDxx</b> Design	<b>MD2</b> Sustainable Design	<b>MD2</b> Sustainable Design
Standards for open space, sport and recreation			
Sustainable water management			
Standards for open space, sport and recreation	Not included as a policy at this stage	Not included as a policy at this stage	Sustainable water management SPD
Sustainable water management	Not included as a policy at this stage	Not included as a policy at this stage	Open Space SPD
Type and affordability Housing	<b>MD2</b> Housing Sites and Management	<b>MD3</b> Managing Housing Development	<b>MD3</b> Housing Development
Managing the Portfolio of Employment Land	<b>MD3</b> Sites for Employment Use	<b>MD4</b> Managing Employment Development	<b>MD4</b> Managing Employment Development
	<b>MD4</b> Key Areas of Change	Not included as a policy at this stage	<b>S.16</b> Shrewsbury
	<b>MD5</b> Sites for Sand and Gravel Working	<b>MD5</b> Sites for Sand and Gravel Working	<b>MD5</b> Sites for Sand and Gravel Working
	<b>MD6</b> Gypsy and Traveller Sites	Not included as a policy at this stage	Gypsy and Traveller SPD
	<b>MD7</b> Sustainable Urban Extensions	Not included as a policy at this stage	<b>S.16</b> Shrewsbury
Managing the Greenbelt	MD8 Greenbelt and Safeguarded Land	<b>MD6</b> Greenbelt and Safeguarded Land	<b>MD6</b> Greenbelt
Development in the Countryside	<b>MD9</b> Managing Development in the Countryside	<b>MD7</b> Managing Development in the Countryside	<b>MD7</b> Countryside
Renewable Energy	<b>MD10</b> Infrastructure	<b>MD8</b> Infrastructure	<b>MD8</b> Infrastructure

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Issues and Options Key Policy Themes	Preferred Options Policy Directions:	Revised Preferred Options	Final Plan Policy
	Provision	Provision	Provision
Managing the Portfolio of Employment Land	<b>MD11</b> Existing Employment Areas and Established Employment Sites	<b>MD9</b> Safeguarding and Improving Employment Provision	<b>MD9</b> Protecting Existing Employment Areas
Planning for Vibrant Town Centres	<b>MD12</b> Town Centres	<b>MD10</b> Town Centres	<b>MD10</b> Retail Provision
Supporting Tourism	<b>MD13</b> Tourism Facilities and visitor accommodation	<b>MD11</b> Tourism and Leisure	<b>MD11</b> Tourism Facilities and visitor accommodation
Protecting the countryside and environmental networks	<b>MD14</b> Natural Environment	<b>MD12</b> Natural and Historic Environment	<b>MD12</b> Natural Environment
			<b>MD13</b> Historic Environment
Minerals and Waste Development	<b>MD15</b> Waste Management Facilities	<b>MD13</b> Waste Management Facilities	<b>MD14</b> Waste Management Facilities
Minerals and Waste Development	<b>MD16</b> Landfill	<b>MD14</b> Landfill and Land raising Sites	<b>MD15</b> Landfill and Land raising Sites
Minerals and Waste Development	<b>MD17</b> Mineral Safeguarding	<b>MD15</b> Mineral Safeguarding	<b>MD16</b> Mineral Safeguarding
Minerals and Waste Development	<b>MD18</b> Managing Mineral Sites	<b>MD16</b> Managing Mineral Sites	<b>MD17</b> Managing Mineral Sites

**Table 2: SAMDev Final Plan Policies: Significant Effects**

Final Plan policy	Significant effects
<b>MD1:</b> Scale and Distribution of Development	The policy shows significant positive effects for providing a sufficient quantity of good quality housing, promoting a strong; stable economy and encouraging investment and supporting existing businesses.
<b>MD2:</b> Sustainable Design	The policy shows significant positive effects for promoting safer communities, providing good quality housing, promoting community participation, adapting to the impacts of climate change, protecting and enhancing landscapes, preserving historical and cultural heritage and protecting and enhancing biodiversity.
<b>MD3:</b> Managing Housing Development	The policy shows significant positive effects for providing a sufficient quantity of good quality housing to meet the needs of society.



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<b>Final Plan policy</b>	<b>Significant effects</b>
<b>MD4:</b> Managing Employment Development	The policy shows significant positive effects for promoting a strong and stable economy and encouraging high quality investment and supporting existing businesses.
<b>MD5:</b> Sites for Sand and Gravel	The policy shows significant positive effects for the efficient use of land and material resources.
<b>MD6:</b> Greenbelt	The policy shows positive effects for a sufficient quality of good quality housing, helping to promote a strong, sustainable economy, encouraging high quality investment, promotes community participation, protects and enhances landscapes, protects biodiversity and geological heritage and protects quality.
<b>MD7a:</b> Managing Housing Development in the Countryside	The policy shows significant positive effects for protecting and enhancing landscapes, preserving and enhancing areas of historical and cultural heritage importance and protecting and enhancing wildlife habitats and sites of geological heritage.
<b>MD7b:</b> Managing Other Development in the Countryside	The policy shows significant positive effects for providing a sufficient quantity of good quality housing, promoting a sustainable economy, encouraging investment and allowing existing businesses to diversify, protecting and enhancing landscapes and preserving and enhancing areas of historical and cultural importance.
<b>MD8:</b> Infrastructure Provision	The policy shows significant positive effects for encouraging high quality investment and supporting existing businesses, reducing the contribution to climate change, protecting the townscapes, preserving and enhancing cultural heritage, protecting wildlife habitats, protecting water resources and reducing the risk of flooding.
<b>MD9:</b> Protecting Employment Areas	The policy shows significant positive effects for promoting a strong economy and encouraging high quality investment and supporting existing businesses.
<b>MD10a:</b> Managing Town Centre Development	The policy shows significant positive effects for encouraging high quality investment and supporting existing businesses.
<b>MD10b:</b> Impact Assessment for Town and Rural Centres	The policy shows significant positive effects for promoting a strong and stable economy, encouraging new investment within towns and protecting and enhancing townscapes.
<b>MD11:</b> Tourism	The policy shows significant positive effects for promoting a strong and stable economy, promoting community participation through cultural and recreational activities and protecting and enhancing townscapes.
<b>MD12:</b> Natural Environment	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes and protecting wildlife habitats and biodiversity.

<b>Final Plan policy</b>	<b>Significant effects</b>
<b>MD13:</b> Historic Environment	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes and preserving and enhancing areas of historical and cultural importance.
<b>MD14:</b> Waste Management Facilities	The policy shows significant positive effects for protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality.
<b>MD15:</b> Landfill	The policy shows positive effects for protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality, protecting and improving soil quality and ensuring the efficient use of land and material resources.
<b>MD16:</b> Mineral Safeguarding	The policy shows positive effects for promoting a strong economy and supporting investment and new businesses
<b>MD17:</b> Managing Mineral Sites	The policy shows positive effects for encouraging more sustainable forms of transport, protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources, improving air quality, reducing the risk of flooding and protecting and improving soil quality.

1.11 The assessment shows that there are no significant negative effects from the Final Plan policies. This means that no mitigation is required.

### **Assessment of hub and cluster designation**

1.12 The Council has taken a localism based approach to determining the scale and distribution of development in the rural areas. This allows those communities outside the 18 market towns to opt-in to development (via the community hub or community cluster route). This approach creates two options for rural settlements: they are either a hub/cluster; or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been re-appraised. However, as the designation of each hub and cluster does represent a new policy approach, it has been subject to SA. The Plan allows settlements to come forward as hubs or clusters in the future and any such designations will be similarly appraised.

1.13 The following areas do not have any hub or cluster settlements:

- Albrighton
- Broseley
- Church Stretton
- Highley

- Minsterley and Pontesbury
- Shifnal

A full list of all hub and cluster settlements (by the relevant market town area) is given in Schedule MD1.1 of the Plan.

- 1.14 The SA shows that there are no negative significant effects arising from the designation of any of the hubs and clusters. It was also the case that significant positive effects were found for the majority of hubs and clusters as follows:
- Providing a sufficient quantity of good quality housing to meet community needs
  - Supporting a shift towards more sustainable forms of transport
  - Reducing the needs of people to travel by providing access to key services.
- 1.15 However, the SA also showed that effect on some of the environmental objectives differs depending on the individual hub or cluster. Although the assessment of the objectives set out below was neutral at this strategic stage, the more detailed site assessment process reflects these variations. Where relevant they are also carried forward into the development guidelines for allocated sites.
- Protecting and enhancing Shropshire's landscape
  - Preserving and enhancing cultural and historical features
  - Protecting wildlife habitats
  - Reducing the potential risk of flooding

#### **The assessment of sites**

- 1.16 The site assessment process includes Sustainability Appraisal. The Sustainability Objectives were modified to allow a more meaningful assessment to be undertaken for sites (see Chapter 3). These Objectives then formed the Stage 2a assessment for those sites which passed the Stage 1 site assessment. A written summary of the outcomes of the Stage 2a assessment was then included in the relevant Stage 2b assessment sheet. The Stage1, Stage 2a and 2b assessment sheets for all the sites considered by the Council form part of the evidence base for the Plan.

#### **What the sustainability appraisal process has contributed**

- 1.17 The sustainability appraisal process has been integral to the preparation of the SAMDev Document. It has appraised the likely significant environmental, economic and social impacts of the policies and the site allocations throughout each stage of the development of the Plan:
- 1.18 The Issues and Options document was subject to SA as it was prepared and the results were used in the development of the options. The SA for the Issues and Options document was consulted on at the same time as the Issues and Options document itself. However, there were no consultation responses for the Issues and Options SA document.
- 1.19 The responses to the Issues and Options SAMDev consultation were used to inform the preparation of the Preferred Options policy directions and site allocations document. As before, the SA process was carried out alongside the document's preparation. The integration of SA with the site assessment process means that SA was integral to the choice of sites for allocation. Comments were

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then sought on the SAMDev Preferred Options document and its SA. There were no consultation responses for the Preferred Options policies and sites SA document.

- 1.20 The comments received on the Preferred Options SAMDev document informed the Revised Preferred Options (sites) and Draft Development Management Policies documents. Sustainability appraisal informed the preparation of both documents and a SA for each was consulted on at the same time as the documents themselves. There were no consultation responses to either the Revised Preferred Options sites or the Draft Policies SA documents
- 1.21 The preparation of the Pre-Submission Draft (Final Plan) involved a consideration of the responses to the Revised Preferred Options consultations. The sustainability appraisal carried out during the preparation of Final Plan informed the policies and choices of sites as before. The SA for the Final Plan forms part of this report and comments on the report were invited during the Final Plan consultation period. A summary of the responses received is given in Appendix A. Amendments have been made to this report to provide clarification as a result of some of these comments.
- 1.22 Representations on the Final Plan have informed a series of minor modifications to the Plan. As none of these represent substantial alterations to the Plan, no further sustainability appraisal has been undertaken.
- 1.23 The effects of the SAMDev Plan will be monitored using the indicators set out in the Sustainability Appraisal Scoping Report and these will be published every year in the Annual Monitoring Report.

## 2. Introduction

2.1 This Sustainability Report has been produced by Shropshire Council, in order to provide information on the Sustainability Appraisal (SA) of the Site Allocations and Management of Development (SAMDev) Plan. It details the outcomes of the SA for all the various stages of the Plan production and sets out how the sustainability appraisal process has influenced the SAMDev Plan. It complies with all the requirements set out in European Directives, Statutory Instruments and Acts of Parliament.

### **Compliance with the Planning and Compulsory Purchase Act**

2.2 Section 39 of the Planning and Compulsory Purchase Act 2004 requires a sustainability appraisal to be carried out on all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which a Local Planning Authority (LPA) produces. The SA process is integral to the production of DPDs and SPDs and it enables the LPA to assess the degree to which the plans and proposals contribute towards the achievement of sustainable development.

2.3 Sustainable development is defined as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. The purpose of SA is to ensure that all DPDs and SPDs conform to the Government’s guiding principles of Sustainable Development, which are:

- Living within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance;
- Using Sound Science Responsibly.

### **Compliance with the SEA Directive /Regulations**

2.4 Under Sections 19 and 39 of the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The SA process for Development Plans also incorporates Strategic Environmental Assessment (SEA) (see below also) in accordance with the requirements of European Directive 2001/42/EC ‘*on the assessment of the effects of certain plans and programmes on the environment*’ (The SEA Directive). The SEA Directive has been transposed into UK law through Statutory Instrument 2004 No 1633: The Environmental Assessment of Plans and Programmes Regulations 2004.

2.5 The SEA Directive requires a report to be produced detailing information that may be reasonably required, taking into account current knowledge and methods of assessment and the contents and level of detail in the plan or programme and its stage in the decision-making process. Information likely to be provided in the Environmental Report includes: the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects; an outline of the reasons for selecting the alternatives dealt with;

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 and the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

2.6 Government Guidance (ODPM, 2005) promotes the integration of the SA and SEA processes into one report. Table 3 shows the way in which this SAMDev Sustainability Appraisal Report has followed the requirements set out by both the European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 (Part 3, Schedule 2 Regulation 12 (3)). This Sustainability Report fulfils the all the legal requirements for the sustainability appraisal of development plan documents.

**Table 3: European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 Requirements and where they have been met**

<b>SEA Directive requirements</b>	<b>Where they have been met</b>
a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	SA Scoping Report and SAMDev Sustainability Report
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	SA Scoping Report
(c) the environmental characteristics of areas likely to be significantly affected;	SA Scoping Report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	SA Scoping Report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	SA Scoping Report
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	SAMDev Sustainability Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	SAMDev Sustainability Report
(h) an outline of the reasons for selecting the	SAMDev Policy

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<b>SEA Directive requirements</b>	<b>Where they have been met</b>
alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Directions Sustainability Update and SAMDev Sustainability Report
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	SAMDev Sustainability Report
(j) a non-technical summary of the information provided under the above headings.	SAMDev Sustainability Report

### 3. Background

#### Site Allocations and Management of Development (SAMDev) Plan

- 3.1 Shropshire Council is at the final stage of preparing the SAMDev Plan, which will form part of Council's Local Plan, alongside the Core Strategy;
- 3.2 The Core Strategy was adopted in March 2011 and sets out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire during the period to 2026;
- 3.3 The SAMDev Plan sets out proposals for the use of land and policies to guide future development in order to help deliver the Visions and Objectives of the Core Strategy for the period up to 2026. As such the Plan can be consider in two sections; site allocations and development management policies;
- 3.4 The SAMDev Plan was prepared in 5 phases;
- Issues and Options (settlements and policy themes);
  - Preferred Options (site allocations and policy directions);
  - Draft Development Management Policies (revised preferred options for policies only);
  - Revised Preferred Options (site allocations only);
  - Pre-Submission Draft (Final Plan) (site allocations and development management policies).
- 3.5 At the end of each stage a SAMDev Plan document was published for consultation and comments were invited from the public and other organisations such as the Environment Agency. These comments were then used to refine the document at the next stage. In this way the SAMDev Plan allocations and policies have evolved to reflect what the community and the council feel is important for Shropshire. Table 4 shows the consultation periods for the SAMDev Plan documents.

**Table 4: Consultation Periods for SAMDev Plan Documents**

<b>SAMDev Plan Stage</b>	<b>Consultation period</b>
Issues and Options	2 <sup>nd</sup> April – 25 <sup>th</sup> June 2010
Preferred Options	9 <sup>th</sup> March – 20 <sup>th</sup> July 2012
Draft Development Management Policies	31 <sup>st</sup> January – 28 <sup>th</sup> March 2013
Revised Preferred Options	1 <sup>st</sup> July 2013 – 23 <sup>rd</sup> August 2013
Pre-Submission Draft	March 2014



**Sustainability Appraisal and Links to Local Plan Processes**

- 3.6 Sustainability Appraisal has been carried out in parallel with production of the Local Plan documents. The first stage of the SA process is the production of the Scoping Report, which sets out the context, objectives, baseline and scope of the SA;
- 3.7 Shropshire Council’s SA Scoping Report was produced in 2008 during the preparation of the Core Strategy. This document sets out the methodology for carrying out sustainability appraisals for all of Shropshire’s Local Plan documents, enabling a consistent methodology and approach to be taken;
- 3.8 The SA framework of decision-making criteria cover the full range of environmental impacts stipulated by the SEA Directive and Regulations and the broad range of economic and social issues set out in the ODPM guidance on SA. Each objective is accompanied by several supplementary questions which act as an aid to the assessment process. The objectives and questions are set out in Table 5 below.

**Table 5: SA Objectives and Supplementary Questions**

	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
1	Promote safer communities	<ul style="list-style-type: none"> <li>• Encourage new development to design out crime, e.g. through layout and access?</li> <li>• Help reduce incidence of disorder, anti-social behaviour and substance misuse?</li> <li>• Encourage social inclusion?</li> </ul>
2	Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society	<ul style="list-style-type: none"> <li>• Meet demonstrable housing needs, in terms of affordability, tenure and mix?</li> <li>• Reflect the needs of an ageing population?</li> <li>• Help to meet the needs of priority households?</li> <li>• Raise design and quality standards for housing development?</li> </ul>
3	Promote a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Ensure an appropriate supply of employment land to support sustainable economic development?</li> <li>• Support opportunities to create high value jobs in both urban and rural areas?</li> <li>• Continue to support sustainable tourism?</li> <li>• Support opportunities for home working?</li> <li>• Support a better balance of people and jobs?</li> <li>• Encourage the wider distribution of broadband / ICT infrastructure in rural areas?</li> </ul>
4	Encourage high quality inward investment, and support existing businesses to	<ul style="list-style-type: none"> <li>• Provide an attractive setting for potential investors and workforce?</li> <li>• Encourage the diversification of the rural economy?</li> <li>• Encourage investment in new or improved physical infrastructure and communication technology?</li> <li>• Support the development of a skilled workforce, and supports the needs of new education infrastructure?</li> </ul>

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	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
	expand and diversify.	
5	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> <li>• Contribute to improving access to quality public transport?</li> <li>• Exploit existing transport infrastructure?</li> <li>• Co-ordinate development proposals with future public transport proposals and funding streams?</li> <li>• Enable walking &amp; cycling?</li> <li>• Encourages use of rail by passengers and freight?</li> </ul>
6	Reduce the need of people and businesses to travel	<ul style="list-style-type: none"> <li>• Focus development in accessible locations?</li> <li>• Encourage alternative ways of working, e.g. home working, local meeting points, internet trading, home deliveries?</li> <li>• Encourage the retention of accessible local services?</li> <li>• Help promote a sustainable network of services and facilities in urban and rural areas?</li> </ul>
7	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> <li>• Ensure an appropriate provision of multifunctional open space?</li> <li>• Enhance the amenity value of Shropshire's countryside and green urban areas?</li> <li>• Encourage community participation, including by the voluntary sector, to provide opportunities for social, cultural, spiritual, political and other types of community interaction?</li> <li>• Conserve and encourage greater use of public rights of way?</li> </ul>
8	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> <li>• Encourage the people of Shropshire to make active, healthy lifestyle choices?</li> <li>• Improve access to health facilities, especially in rural areas?</li> <li>• Improve access to health provision for older people?</li> </ul>
9	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> <li>• Encourage new development to meet the 'Code for Sustainable Homes' efficiency targets?</li> <li>• Seek to raise energy efficiency standards in new commercial development?</li> <li>• Promote renewable energy and other low carbon technologies?</li> <li>• Minimise the need for people to travel?</li> <li>• Encourage behavioural change amongst Shropshire's resident and working population?</li> </ul>
10	Adapt to the impacts of climate change	<ul style="list-style-type: none"> <li>• Encourage the use of sustainable drainage systems?</li> <li>• Ensure new development is climate change proofed?</li> <li>• Encourage green roofs/walls?</li> <li>• Encourage high water efficiency standards through</li> </ul>

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	<b>SA Objective</b>	<b>Supplementary Questions: Will the Plan Option / Objective / Policy?</b>
		building design?
11	Protect, enhance and manage Shropshire's landscapes and townscapes	<ul style="list-style-type: none"> <li>• Preserve the character of Shropshire's distinct landscape types?</li> <li>• Preserve the distinctiveness of Shropshire's historic market towns?</li> <li>• Reflect and enhance the sense of place?</li> <li>• Respect the public realm?</li> </ul>
12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> <li>• Ensure development is sensitive in its treatment of historic buildings, listed buildings, archaeological remains and their settings in both urban and rural areas?</li> <li>• Conserve and restore Scheduled Monuments at risk?</li> <li>• Contribute to the management of historical assets?</li> </ul>
13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> <li>• Protect ecosystems from harmful development?</li> <li>• Consider the impacts of climate change on species and habitats, for example through creating biodiversity networks and restoring existing habitats?</li> <li>• Protect vulnerable species outside designated sites, as well as other species of European, national and local interest?</li> </ul>
14	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> <li>• Protect water and air from harmful pollutants?</li> <li>• Consider the use of water efficient design in new built development?</li> <li>• Promote the balance of water supply and need?</li> </ul>
15	Improve local air quality	<ul style="list-style-type: none"> <li>• Address air quality impacts from specific development and broad locations?</li> <li>• Support the improvement of the air quality in AQMAs?</li> </ul>
16	Reduce the risk of flooding to people, property and wildlife	<ul style="list-style-type: none"> <li>• Consider options for reducing flood risk and managing flooding impacts?</li> <li>• Seek to locate new development in areas of lowest possible flood risk?</li> </ul>
17	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> <li>• Protect the county's best and most versatile agricultural land?</li> <li>• Reduce the quantity of contaminated land?</li> </ul>

	SA Objective	Supplementary Questions: Will the Plan Option / Objective / Policy?
18	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> <li>• Encourage the use of previously developed land?</li> <li>• Support initiatives / projects to re-use waste as a resource?</li> <li>• Encourage a reduction the use of primary aggregate?</li> <li>• Encourage an increase in levels of recycling and use of secondary resources?</li> </ul>

- 3.9 The above SA objectives were used to assess the Issues and Options stage of the SAMDev, which ascertained the level of growth across the 18 market towns. However during the preparation of the Preferred Options SAMDev Plan, it became apparent that whilst these objectives are appropriate for evaluating the level of growth and policy directions, some of the established SA objectives were not appropriate when assessing site allocations for housing and employment.
- 3.10 As the site allocation process only considers the principle of development and does not allow consideration of the detail which will come forward during the planning application process, it became apparent that potential sites could not be assessed against SA Objectives 1, 2, 3, 4, 9 and 10. For instance, Objective 2 “provide a sufficient quantity of good quality housing which meets the needs of all sections of society” is not likely to produce meaningful results when comparing potential housing sites. At the same time, a more in-depth assessment was needed for some of the environmental objectives such as 12, 13 and 18. These were thus expanded to provide more relevant criteria for site assessment purposes. Further detail on the site assessment process is given in the SAMDev evidence base.
- 3.11 Table 6 below sets out the sustainability appraisal criteria used for the site assessments and the link between them and the SA objectives used for Core Strategy and SAMDev policies.

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**Table 6: The link between the established SA objectives and the SA criteria for the Stage 2a site assessment process**

Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
<b>1</b>	5	Encourage a modal shift towards a more sustainable forms of transport	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	+	If the site is within 480m of a bus stop with a regular service.
				-	If the site is more than 480m from a bus stop with a regular service
<b>2</b>	6	Reduce the need of people to travel	Primary school within 480m of site boundary	+	If the site is within 480m of a primary school
				-	If the site is more than 480m from a primary school
<b>3a</b>	7	Promote community participation in a diverse range of sporting, recreational and cultural activities	Site wholly or partly within: <ul style="list-style-type: none"> <li>▪ an allotment</li> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> <li>▪ an outdoor sports facility</li> </ul>	-	For each of the amenities or facilities that are within the site boundary. Negative score because development may cause the loss of that facility
				0	For each amenity or facility that is not within the site boundary
<b>3b</b>	8	Create active and healthier communities for all and reduce inequalities in health services	Site more than 480m from: <ul style="list-style-type: none"> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational</li> </ul>	+	For each of the facilities and amenities that are within 480m of the site. Positive score recognises good accessibility.
				-	For each amenity or facility that is more than 480m from the site

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
			facility		
4	11	Protect, enhance and manage Shropshire's landscapes and townscapes	Landscape sensitivity high <sup>2</sup>	-	If the Shropshire Landscape Character assessment gives the site a high landscape sensitivity
			Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0	If the Shropshire Landscape Character assessment gives the site a moderate landscape sensitivity or if the site was not assessed
			Landscape sensitivity low	+	If the Shropshire Landscape Character assessment gives the site a low landscape sensitivity
5	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Archaeology</i>	Scheduled Ancient Monument within 300m of site boundary	-	If there is a Scheduled Ancient Monument within 300m of the site
				0	If there are no Scheduled Ancient Monuments within 300m of the site
6	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Listed buildings, Conservation Areas and World Heritage Site</i>	Site is wholly or partly within a World Heritage Site or a Conservation Area	--	If the site is at least partly within a World Heritage Site or a Conservation Area (score a minus for each one and state which)
				0	If the site is not in a World Heritage Site or a Conservation Area

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
			Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-	If the site is in a World Heritage Site buffer zone (an integral part of the designation), or within 300m of either a Conservation Area or a Registered Park or Garden (score a minus for each one and state which)
				<b>0</b>	If the site is not in a World Heritage Site buffer zone, within 300m of either a Conservation Area or a Registered Park or Garden
<b>7</b>	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage: <i>Designated sites</i>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-	If the site is within the buffer zone of a designated habitat or Regionally Important Geological Site. State which and score a minus for each.
				<b>0</b>	If the site is not within the buffer zone for any of the designated habitats or a Regionally Important Geological Site.
<b>8</b>	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats: <i>Trees</i>	Tree Preservation Order (either single or group) within the site boundary	-	If there is a Tree Preservation Order within the site
				<b>0</b>	If there are no Tree Preservation Orders on the site
<b>9</b>	15	Improve local air quality	Site wholly or partly within an Air	-	If any part of the site is within an Air Quality Management Area.

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
			Quality Management Area <sup>5</sup>		
				<b>0</b>	If the site is not in an Air Quality Management Area
<b>10</b>	14 and 16	Protect and enhance Shropshire's water resources and reduce the risk of flooding to people, property and wildlife	Part of the site is within Flood Zone 3	-	If any part of the site is in Flood Zone 3
			All or part of the site is within Flood Zone 2	<b>0</b>	If none of the site is in Flood Zone 3, but at least part is in Flood Zone 2
			Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	<b>+</b>	If no part of the site is within Flood Zones 3 or 2
<b>11</b>	17	Protect and improve soil quality and soil retention	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-	If at least part of the site is on Grade 1, 2 or 3 agricultural land (state which). Negative score because development should avoid good quality agricultural land
				<b>0</b>	If none of the site is on Grade 1,2 or 3 agricultural land
<b>12a</b>	18	Ensure the efficient use of land and material resources: <i>Landfill sites</i>	Site wholly or partly on a current or previous landfill site	--	If at least part of the site is on a current landfill site or a previous landfill site. Negative score because such land is unsuitable



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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
					for housing development.
				<b>0</b>	If none of the site is on a current or previous landfill site
<b>12b</b>	18	Ensure the efficient use of land and material resources: <i>Landfill sites and other waste management operations</i>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-	If the site is currently used for waste management operation or if the site is within 250m of a current or previous landfill site (state which). Negative score reflects need to retain waste management (including recycling) and waste disposal facilities.
				<b>0</b>	If the site is not used for a waste management operation and is not within 250m of a current or previous landfill site.
<b>13</b>	18	Ensure the efficient use of land and material resources: <i>Remediation of land</i>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	<b>+</b>	If the site has a previous industrial or contaminative use. Positive score because land remediation can often be carried out as part of any development
				<b>0</b>	If the site has no previous industrial or contaminative use.

## **4. The context, issues and baseline characteristics**

### **Links to other policies, plans and programmes and sustainability objectives.**

- 4.1 Details of the links to other policies, plans and programmes are set out in **Appendix B**. The plans and strategies identified do not act in isolation and links between their objectives can often be made. International and national plans and policies usually provide high level guidance and their broad perspective tends to be reflected in plans at the regional and local level. The interaction between the higher level policies and those at the regional and local level provides a wide context for the preparation of Local Development Framework documents.

### **Description of the social, environmental and economic baseline characteristics and the predicted future baseline**

- 4.2 Baseline characteristics data can be found within the Core Strategy Background Technical Report on the Sustainability Appraisal Process, Chapter 3 and Appendix A. The SAMDev background evidence provides updated evidence to this data, including SHLAA 2014, SHMA 2014 and development trends. .

## 5. The sustainability appraisal methodology

### Adopted approach to SA

- 5.1 The SA has been carried out using the methodology set out in Government Guidance (ODPM, 2005) and in the National Planning Practice Guidance (NPPG). Table 7 below shows the generic relationship between the SA process and the Plan production process

**Table 7: The relationship between the SA Process and Plan Stages**

Plan Stage	SA stages	SA tasks
1. Pre-production – evidence gathering	A: Setting the context and objectives, establishing the baseline and deciding on the scope	<p><b>A1:</b> Identifying other relevant plans and programmes and sustainability objectives</p> <p><b>A2:</b> Collecting baseline information</p> <p><b>A3:</b> Identifying sustainability issues and problems</p> <p><b>A4:</b> Developing the SA framework</p> <p><b>A5:</b> Consulting on the scope of the SA</p>
2. Production	B: Developing and refining options and assessing the effects	<p><b>B1:</b> Testing the DPD objectives against the SA framework</p> <p><b>B2:</b> Developing the DPD options</p> <p><b>B3:</b> Predicting the effects of the DPD</p> <p><b>B4:</b> Evaluating the effects of the DPD</p> <p><b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects</p> <p><b>B6:</b> Proposing measures to monitor the significant effects of implementing the DPDs</p>
	C: Preparing the SA Report	<b>C1:</b> Preparing the SA Report
	D: Consulting on the preferred options of the DPD and the SA Report	<p><b>D1:</b> Public participation on the preferred options of the DPD and the SA Report</p> <p><b>D2(i):</b> Appraising significant changes</p>
3. Examination		<b>D2(ii):</b> Appraising significant

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Plan Stage	SA stages	SA tasks
		changes resulting from representations
4. Adoption and monitoring		<b>D3:</b> Making decisions and providing information
	E: Monitoring the significant effects of implementing the DPD	<b>E1:</b> Finalising aims and methods for monitoring <b>E2:</b> Responding to adverse effects

**When the SA was carried out**

- 5.2 The Sustainability Appraisal for the Shropshire SAMDev Plan was carried out alongside the SAMDev Plan document preparation process. Preparation of the SAMDev Plan took place in 4 stages and the Council has produced 4 sustainability appraisal documents. The relationship between the stages of the SAMDev Plan, the corresponding Sustainability Appraisal documents and the generic SA stages is shown in Table 8 below;

**Table 8: SAMDev Plan Production and SA Stages**

SAMDev Plan Stage	Shropshire SA Document Title	Generic SA Stage
Issues and Options	Issues and Options Sustainability Appraisal	Stages B
Preferred Options	Site Allocations and Management of Development (SAMDev) Local Plan Document: Preferred Options Sustainability Appraisal	Stages B, D1, D2(i) and D3
Draft Development Management Policies	Site Allocations and Management of Development (SAMDev) Local Plan Document: Draft Development Management Policies, Sustainability Appraisal	Stages B, D2(i) and D3
Revised Preferred Options	Sustainability Appraisal Site Allocations and Management of Development (SAMDev) Local Plan Document: Revised Preferred Options Sustainability Appraisal	Stages B, D2(i) and D3
Final Plan	Shropshire Site Allocations and Management of Development (SAMDev) Sustainability Report: Pre-Submission Draft (Final Plan)	Stages B, C1, D1, D2(ii) and D3

- 5.3 Stage D2 (ii) will be carried out should significant changes be proposed as part of the examination process. Stages D3 and E will form part of the Annual Monitoring Report process.

**Who carried out the SA?**

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- 5.4 Shropshire Council carried out the SA work for the SAMDev Plan in-house. This was extremely valuable as it enabled an iterative dialogue between sustainability appraisal, policy development and site allocations to take place and gave all involved a thorough understanding of the key sustainability issues in Shropshire. The Plan was thus able to proceed in the light of a good understanding of sustainability issues and quick feedback on the likely impact of different options on sustainability objectives.

**Who was consulted, when and how?**

- 5.5 The Issues and Options SA was published for public consultation between February 2010 and March 2010. This stage was used to define the level and directions for growth in each area. The results of the Issues and Options SA consultation were then used to inform the preparation of the Preferred Options.
- 5.6 The Preferred Options stage put forward housing and employment sites and policy directions and the SA of this was available for comment between March and July 2012. The consultation responses on the policy directions were used in the preparation of the Draft Development Management Policies and the responses on the sites informed the Revised Preferred Options consultation.
- 5.7 The Draft Development Management Policies SA document assessed the emerging SAMDev Plan policies and was available for public comment on the Shropshire Council website between January and March 2013. The Revised Preferred Options SA assessed the proposed revised site allocations and the document was published for consultation between July 2013 and August 2013.
- 5.8 The Final Plan Publication DPD and its Sustainability Appraisal (contained in this Report) were published for consultation in March 2014 for 6 weeks. The SAMDev Plan Sustainability Appraisal evaluates the Final Plan Publication policies and site allocations against the SA framework. Table 9 shows the consultation periods for the sustainability appraisals which accompanied each stage of the Plan preparation.

**Table 9: Consultation on SA Documents**

<b>SAMDev Plan Stage</b>	<b>Consultation</b>
Issues and Options	2 <sup>nd</sup> April – 25 <sup>th</sup> June 2010
Preferred Options	9 <sup>th</sup> March 2012 – 20 <sup>th</sup> July 2012
Draft Development Management Policies (revised preferred options stage for policies)	31 <sup>st</sup> January 2013 – 28 <sup>th</sup> March 2013
Revised Preferred Options (sites)	1 <sup>st</sup> July 2013 – 23 <sup>rd</sup> August 2013
Pre-Submission Draft (Final Plan)	March 2014

**Difficulties encountered in compiling information or carrying out the assessment**

- 5.9 Sustainability Appraisal requires assumptions to be made about the impacts of proposed policies. Shropshire Council used baseline data combined with professional knowledge and experience to carry out the SA of the SAMDev Plan. Since both these factors can be variable in their consistency and coverage, the

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predictions made in the appraisal processes summarised in this report could be subject to some uncertainty and potentially, some risk.

- 5.10 The two main uncertainties, which have been identified, concern baseline data and the strategic nature of the policies in the SAMDev Plan. Firstly, baseline data varies in its scope, scale and currency. If data is weak in one of these areas, it may be difficult to correctly identify the current situation and following on from this, to then predict the likely impact a policy may have. Secondly, the SAMDev Plan sets out strategic policy for the whole of Shropshire Council's area. SA is likely to be most accurate when the exact location, scale and design of a proposal are known. The broad scope of the SAMDev Plan policies could lead to a lower confidence in SA for some policy areas.
- 5.11 To counteract the uncertainties and risks surrounding data, the Council maintains a large dataset of relevant information and uses monitoring data (amongst other sources) to keep this updated. The Council also minimised the risks and uncertainties associated with professional knowledge and experience by using experienced officers to review each SA as it was prepared.

## **6. The Issues and Options sustainability appraisal**

- 6.1 The Issues and Options consultation had 3 parts. Part A set out options for four different levels of development for each market town, based on Core Strategy policies. In part B, rural communities were asked if they wanted to become a hub or cluster and finally part C asked about areas for development management policies based on the key themes taken from the Core Strategy.
- 6.2 The Issues and Options SA evaluated the level of growth and the written summaries for these are set out in the following pages. The scoring matrices for each option can be found in **Appendix C**.
- 6.3 It is noted that the other questions were open ended and therefore were not subject to SA.

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<b>Albrighton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### **Summary for Albrighton**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use as well as better economies of scale in road transport, increased rail usage and an improved level of economic self-containment are more possible at higher development levels. These factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met also becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase the risk of an adverse effect on soil quality.

Lower levels of development are likely to have the least impact on Albrighton’s historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage. Growth in employment opportunities is likely to be limited at lower development levels.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Albrighton’s built environment is also likely to be altered no matter which scale of development takes place, but this could be mitigated by the use of the Town Design Statement. All development levels have the potential to adversely affect the Donington and Albrighton Local Nature Reserve.



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<b>Bishop's Castle</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Bishop's Castle

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, better public transport links, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use, an improved level of economic self-containment, more high value employment opportunities and a greater scope for managing surface water drainage in a co-ordinated manner are also more possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources, soil quality and the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Bishop's Castle's historic assets and should deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Bishop's Castle's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

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<b>Bridgnorth</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Bridgnorth

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, maintaining or extending healthcare facilities, better public transport links, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use and an increased scope for managing surface water drainage in a co-ordinated manner are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources and may adversely affect the night time economy unless mitigation measures are adopted.

Mid-levels of development may increase Bridgnorth's level of economic self-containment and discourage commuting to the West Midlands conurbation.

Lower levels of development are likely to have the least impact on Bridgnorth's historic assets and should minimise the likelihood of an adverse impact on the town's important tourist economy. Low development levels should also deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Bridgnorth's built environment is also likely to change no matter which scale of development takes place, but this could be mitigated in Low Town by the use of the Town Design Statement. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

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<b>Broseley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Broseley

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Greater efficiencies in water and material resource use, an increased and more sustainable economic base and a skilled workforce are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to have a negative effect on water resources and there is uncertainty about whether they will deliver either an improvement in either the town's level of economic self-containment or increase the take up of alternative transport modes.

Lower levels of development are likely to have the least impact on Broseley's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Broseley's built environment is also likely to be altered no matter what scale of development takes place. There is the potential for an adverse effect on the Ironbridge Gorge World Heritage Site at all levels of development and it is likely that carbon emissions will increase in line with the scale of development. The impact of all levels of development on soil quality is uncertain.

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<b>Church Stretton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Church Stretton

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities and the positive management of natural and historic assets. An increase in inward investment, greater efficiencies in water and material resource use, increased rail usage and better economies of scale in road transport are also possible at higher development levels. These factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on both water resources and the landscape character and visual amenity of the Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Church Stretton's designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of the built environment is also likely to be altered, no matter which scale of development takes place but this could be mitigated by use of the Town Design Statement. All levels of development are capable of maintaining Church Stretton's level of economic self-containment.

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<b>Cleobury Mortimer</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

**Summary for Cleobury Mortimer**

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more high quality employment opportunities, better public transport links and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase the risk of an adverse effect on soil quality.

Lower levels of development are likely to have the least impact on Cleobury Mortimer’s historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Cleobury Mortimer’s built environment is also likely to be altered no matter which scale of development takes place, Carbon emissions are likely to increase in line with the scale of development.

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<b>Craven Arms</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Craven Arms

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, more high quality employment opportunities, greater efficiencies in water and material resource use, greater economies of scale in road transport and an increase in rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels increase the likelihood of a negative effect on water resources, soil quality and on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Craven Arms' historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Craven Arms' built environment is also likely to be altered, no matter which scale of development takes place but this could be mitigated by use of the Town Design Statement.

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<b>Ellesmere</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Ellesmere

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, the creation of a strong and secure economic base, more opportunities to develop sustainable tourism, an improvement in public transport links and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development.

Lower levels of development are likely to have the least impact on Ellesmere's historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Adverse impacts on nearby sites of international importance for biodiversity are possible with all options and may be significant. The character of Ellesmere's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to rise in line with the scale of development but the effect of all levels of development on soil quality is uncertain.

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<b>Highley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Highley

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more scope for managing surface water drainage in a co-ordinated manner and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a masterplan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water and may increase levels of commuting.

Lower scales of development are likely to have the least impact on Highley's historic assets and should deliver the highest percentage of development on previously developed land.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Highley's built environment is also likely to be altered no matter which scale of development takes place. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soils is uncertain.



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<b>Ludlow</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Ludlow

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the maintenance of existing and planned health care facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. More support for Ludlow's strong tourism sector and its role as a key employment centre along with greater efficiencies in water and material resource use, greater economies of scale for road transport and increased rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. However, high development levels are likely to increase the demand for water and may adversely affect the night time economy unless mitigation measures are adopted.

Lower levels of development are likely to have the least impact on Ludlow's designated historic and wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Ludlow's environment is also likely to be altered no matter which scale of development takes place. However, it is likely that a master plan approach to development will be adopted and this should enable good design and quality standards to be met. All levels of development are likely to have an adverse impact on soil quality.

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<b>Market Drayton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Market Drayton

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, greater efficiencies in water and material resource use, improvements to public transport and cycling connections and better economies of scale for road transport are also possible at higher development levels. These latter factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water, may increase the both the pressure on health care facilities and the risk of a negative effect on soil quality and without mitigation, could adversely affect the night time economy.

Lower levels of development are likely to have the least impact on Market Drayton's designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Market Drayton's built environment is also likely to be altered no matter which scale of development takes place.

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<b>Minsterley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum
<b>Pontesbury</b>				
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	minimal	Modest	Moderate plus	maximum

### Summary for Minsterley and Pontesbury

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, an improved level of economic self-containment, more opportunities to support Minsterley's employment role, better public transport connections and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the likelihood of a negative effect on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on historic and (in Pontesbury) wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of the built environment is also likely to be altered, no matter which scale of development takes place. Adverse impacts on a Site of Special Scientific Interest in Minsterley are possible with all options. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soil quality is uncertain.

### **Much Wenlock**

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	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Much Wenlock

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and healthcare facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, more opportunities for walking and cycling and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the likelihood of an adverse effect on the landscape character of the nearby Shropshire Hills AONB.

Lower levels of development are likely to have the least impact on Much Wenlock's designated historic, wildlife and geological assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage. The lowest scale of development may not be able to deliver employment opportunities.

All levels of development should deliver open space, sport and recreational opportunities, be able to incorporate climate adaptation measures and be more energy efficient. Large scale renewable energy generation proposals may potentially be limited by adverse landscape character and visual impacts on the Shropshire Hills AONB. Small scale renewable energy schemes may not be so constrained. The character of Much Wenlock's built environment is also likely to be altered, no matter which scale of development takes place. Carbon emissions are likely to increase in line with the scale of development but the impact of all levels of development on soil quality is uncertain.

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<b>Oswestry</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	2,100 homes	2,400 homes	2,600 homes	2,900 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Oswestry

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the maintenance of existing and planned health care facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. Support for the existing high levels of economic self-containment, an increase in high value jobs, improvements to public transport and greater efficiencies in water and material resource use are also possible at higher development levels.

Lower levels of development are likely to have the least impact on Oswestry's designated historic and wildlife assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be more energy efficient and be able to take advantage of renewable energy technologies as well as climate adaptation measures. The character of Oswestry's built environment will change whichever level of development takes place but good design and quality standards should be ensured through the adoption of a master plan approach. It is likely that carbon emissions will not change significantly with any level of development, neither will air quality. All scales of development have the potential to adversely affect Shelf Bank Local Nature Reserve. The effect of all levels of development on soil quality is uncertain.

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<b>Shifnal</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Shifnal

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and health facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, improved levels of economic self-containment, a more skilled workforce with higher value jobs, greater efficiencies in water and material resource use, better economies of scale in road transport and an increase in rail use are also possible at higher development levels. These latter factors may offset carbon emissions which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the risk of a negative effect on soil quality.

Lower levels of development are likely to have the least impact on Shifnal's designated historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Shifnal's built environment is also likely to be altered no matter which scale of development takes place.

## Summary for Shrewsbury

Directions for growth for the Shrewsbury area, including the Sustainable Urban Extensions and smaller scale housing developments, were identified and assessed at Core Strategy level. Details of such growth levels can be found in the document Core Strategy Sustainability Appraisal January 2010.

<b>Wem</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

## Summary for Wem

Higher levels of development are likely to be able to offer the most resources for new and/or improved community and health facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. An increase in inward investment, improved levels of economic self-containment, a more diverse employment base and greater efficiencies in water and material resource use are also possible at higher development levels. Similarly, a master plan approach which enables good design and quality standards to be met, becomes more feasible at higher scales of development. However, high development levels are likely to increase both the demand for water and the risk of a negative effect on soil quality.

Lower levels of development are likely to have the least impact on designated historic assets, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. The character of Wem's built environment is also likely to be altered no matter which scale of development takes place. Although carbon emissions are likely to increase in line with the scale of development, improvements to the rail connections to the town might provide mitigation.

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<b>Whitchurch</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

### Summary for Whitchurch

Higher levels of development are likely to be able to offer the most resources for new and/or improved community facilities, the positive management of natural and historic assets and the provision of appropriate infrastructure. A significant increase in inward investment and employment opportunities, greater efficiencies in water and material resource use, better economies of scale for road transport and increased rail usage are also possible at higher development levels. These latter factors may offset carbon emissions, which are likely to rise in line with development. A master plan approach which enables good design and quality standards to be met also becomes more feasible at higher scales of development. However, high development levels are likely to increase the demand for water, may increase the pressure on health care facilities and without mitigation, could adversely affect the night time economy.

Lower levels of development are likely to have the least impact on Whitchurch's designated historic features, should deliver the highest percentage of development on previously developed land and may mean that drainage is easier to manage.

All levels of development should deliver open space, sport and recreational opportunities, be able to take advantage of renewable energy technologies and climate adaptation measures and be more energy efficient. Adverse impacts on nearby sites of international importance for biodiversity are possible with all options and may be significant. The character of Whitchurch's built environment is also likely to be altered no matter which scale of development takes place. The effect of all scales of development on soil quality is uncertain.



## 7. The Preferred Options sustainability appraisal

### Consideration of alternative options

- 7.1 The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were *'any other policy areas that you think we need to cover?'* Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; *'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach'* and *'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'*
- 7.2 Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*

### Assessment of the Preferred Options

- 7.3 As previously discussed in chapter 2, during the preparation of the Preferred Options document it became apparent that the sustainability objectives needed to be modified to assess the potential site allocations. Accordingly all those housing or employment sites in the Market Towns or Community Hubs and Clusters which passed Stage 1 of the site assessment process were assessed against the Stage 2a site appraisal criteria (see Chapter 2 for further details).

- 7.4 The SAMDev Preferred Options document set out the 18 development management policy directions and preferred housing and employment sites in Market Towns and Community Hubs and Clusters. These were evaluated against the SA Objectives. The written summaries for the policy directions are set out in Table 10 and the scoring matrices for each policy direction can be found in **Appendix D**. A tabular summary of the SA for the site assessments is shown in Table 11 and the written summaries of the assessments, taken from the Stage 2a site assessment process are given in **Appendix E**. The Stage 2a scoring sheets form part of the SAMDev evidence base.
- 7.5 Where no site allocations were proposed in a settlement and the housing or employment target is to be met through windfall, infill or conversions only, no assessments were conducted. The sustainability of any development site in these settlements will be assessed through the planning application process.

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**Table 10: Summary of the SA for the Preferred Options Development Management Policy Directions**

<b>Policy</b>	<b>SA Summary</b>	<b>Issues arising from SA</b>
<b>MD1 Distribution of Development</b>	<p>Allocating most new housing development in existing service centres helps to support more sustainable communities, reduce travel distances and improve access to services.</p> <p>The site selection process has taken into account the need to protect and enhance the natural and historic environment, opportunities to encourage the re-use of previously developed land and the need to reduce risks from flooding.</p>	<b>None</b>
<b>MD2 Housing sites and management</b>	<p>Establishing policy criteria to manage housing supply provides a positive framework for the development industry.</p> <p>Identifying the key planning considerations for each proposed site will help to protect and enhance the natural environment and may make a positive contribution to community infrastructure and accessibility.</p>	<b>None</b>
<b>MD3 Sites for Employment Use</b>	<p>The policy identifies land to support inward investment and help maintain the contribution that existing developers make to the local economy.</p> <p>The policy makes a positive contribution to the efficient use of material resources and to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.</p>	<b>None</b>
<b>MD4 Key areas of Change</b>	<p>The policy makes a positive contribution to economic regeneration by providing support for the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks.</p> <p>The policy makes a positive contribution to protecting and enhancing Shrewsbury's environment and community by promoting a strong, high quality public realm and by encouraging environmental enhancement.</p>	<b>None</b>
<b>MD5 Sites for Sand and Gravel Working</b>	<p>Maintaining an adequate and steady supply of sand and gravel makes a positive economic contribution and can contribute environmental and community benefits following site restoration.</p> <p>The site selection process for future sand and gravel sites has sought to minimise the potential for adverse environmental impacts.</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>MD6 Gypsy and Travellers</b>	The policy makes a positive contribution to meet housing needs for this sector of the community in locations close to existing service centres which will help minimise travel distances to community facilities and services.	<b>None</b>
<b>MD7 Sustainable Urban Extensions</b>	<p>Policy guidance on the sustainable urban extensions will help to deliver local housing and economic growth in a comprehensively planned, integrated and sustainable way in Shrewsbury and Oswestry.</p> <p>The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and community facilities which will contribute positively to environmental and community sustainability</p>	<b>None</b>
<b>MD8 Greenbelt and Safeguarded Land</b>	<p>The policy will help to deliver local housing needs and sustainable economic development on appropriate land in a way which is consistent with the requirements of Green Belt policy.</p> <p>The policy is intended to deliver limited development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt where this will help to deliver greater community sustainability.</p>	<b>None</b>
<b>MD9 Managing Development in the Countryside</b>	<p>The policy will regulate development to meet local housing needs and support deliver appropriate sustainable economic development to support the diversification of the rural economy.</p> <p>The policy provides guidance to deliver development which protects the natural and historic environment, incorporates appropriate sustainable design measures and which is sensitive to the local context.</p>	<b>None</b>
<b>MD10 Infrastructure Provision</b>	<p>Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire.</p> <p>Supporting the development of new renewable energy infrastructure in appropriate locations will make a strong positive contribution to reducing Shropshire's carbon footprint.</p> <p>The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's environment and communities.</p>	<b>None</b>
<b>MD11</b>	The policy seeks to protect and regulate existing employment areas to help attract appropriate	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>Existing Employment Areas and Established Employment Sites</b>	<p>inward investment and deliver sustainable economic development.</p> <p>The policy contributes positively to the delivery of greater community sustainability by maintaining the role and function of existing employment areas which support the retention of a sustainable network of accessible services.</p> <p>The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.</p>	
<b>MD12 Town Centres</b>	<p>The policy makes positive contribution to the promotion of a strong and sustainable local economy by protecting and regulating town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses.</p> <p>Focussing employment, retail and community activity in existing town centres helps to minimise the need to travel and improve accessibility by public transport. As a result the policy may also help to reduce carbon emissions from transport.</p> <p>The policy makes positive contribution to the protection of locally distinctive features and assets, including the historic environment, which in turn helps to maintain the distinctiveness of Shropshire's market towns.</p>	<b>None</b>
<b>MD13 Tourism facilities and Visitor accommodation</b>	<p>The main purpose of the policy is to support and enhance Shropshire's tourism economy by providing clear guidance about tourism development and visitor accommodation.</p> <p>The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.</p>	<b>None</b>
<b>MD14 Natural Environment</b>	<p>The proposed Policy Direction has a strong positive impact on community wellbeing, environmental management and climate change.</p>	<b>None</b>
<b>MD15 Waste management facilities</b>	<p>Supporting waste diversion away from landfill will make a significant positive contribution to material resource efficiency and a reduction in existing carbon emissions.</p> <p>The Policy identifies criteria for different types of waste management facilities to try to ensure that they do not generate unacceptable adverse environmental impacts.</p>	<b>None</b>
<b>MD16</b>	<p>Additional landfill capacity would have a negative impact on Shropshire's carbon emissions, and</p>	<b>None</b>

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<b>Policy</b>	<b>SA Summary</b>	<b>Issues arising from SA</b>
<b>Landfill</b>	<p>would undermine more efficient use of material resources.</p> <p>The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts and the restoration of landfill and land raising sites can help to deliver accessible green space and opportunities for countryside recreation.</p>	
<b>MD17 Mineral safeguarding</b>	<p>Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources.</p> <p>Promoting the extraction of mineral resources prior to development can help to reduce transport distances and carbon emissions from mineral transport.</p> <p>Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.</p>	<b>None</b>
<b>MD18 Managing mineral sites</b>	<p>The effective management of mineral exploration, mineral working and ancillary activities will ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.</p>	<b>None</b>

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**Table 11: Summary of the SA for the sites considered at the Preferred Options stage**

Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Albrighton	Albrighton: Housing	All housing sites assess as fair; ALB002, 003 & 015/09	ALB002	None
	Albrighton: Employment	ELR010	No employment land has been specifically identified.	None
Bishop's Castle	Bishop's Castle: Housing	BISH001, 007, 010, 014 & 021	BISH021	None
	Bishop's Castle: Employment	ELR048 and ELR049 assessed as being poor.	ELR048, 049 Neither site recommended for preferred options	No sites were taken forward at this stage. There is already existing permission for Phase 2 of the business park.
	Bucknell	All sites assessed as poor; BUCK003; 008 & 009	BUCK003	The site is an existing brownfield site, with impeded drainage and heavy contamination. However, by choosing the site, it allows the site to have a productive use and for the contamination issue to be dealt with. The site is also seen as long term employment
	Chirbury	All sites assessed as fair; CHIR001 & 002	CHIR001	None
	Clun	CLUN002	CLUN002	None
	Lydbury North	All Sites assessed as fair; LYD001 & 002	LYD001	None
	Worthen and Brockton	WORTH001 & 002	WORTH002	None
Bridgnorth	Bridgnorth: Housing	BRID001, 003, 005, 007, 009, 013, 20A/09, 020B/09 & 023/10	BRID001, 020A & 020B	None
	Bridgnorth: Employment	ELR011, 012 & 013	ELR011 W039	None
	Ditton Priors	DITT05/09	DITT05/09	None
	Neenton	NEE001	NEE001	None
Broseley	Broseley: Employment	All sites assessed as fair; ELR016, 017 & 018	ELR016	None
Church	Church Stretton:	Sites CSTR014 & 27/09 were both assessed	CSTR014, 018 & 020	CSTR27/09, Highways Agency had

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Stretton	Housing	as good.		concerns over A49 access and couldn't agree to the development. Therefore it wasn't carried forward as a preferred site. CSTR018 and CSTR020 were seen as the next best sites. CSTR020 also had large community support.
	Church Stretton: Employment	Both sites assessed as being fair, ELR051 & 052	ELR052	None
Cleobury Mortimer	Cleobury Mortimer: Housing	CMO001, 010 & 013	CMO002 & 005	CMO001 has had housing built on part of the land, with the rest being employment. Therefore only a small area of land to consider. CMO010 was considered to have access problems. CMO013 has had an application for housing which has been approved. CMO002 and CMO005 considered next best sites.
	Cleobury Mortimer: Employment	ELR067 assessed as good ELR068 assessed as fair	ELR067 & 068	None
Craven Arms	Craven Arms: Housing	CRAV003, 004, 009, 010, 021 & 023	CRAV002, 003, 004, 009, 010 & 024	CRAV002 has an existing land purpose with South Shropshire Housing Groups exceptions housing scheme. The site was unlikely to be refused permission. CRAV024 is a natural extension of CRAV004 for infill for residential development. The site decent access and provides a good frontage.
	Craven Arms: Employment	ELR056 & 057 were assessed as being good ELR053, 055 were assessed as being fair	ELR053	ELR053 is owned by the abattoir operator and the land was purchased from Shropshire Council. The site was given an allocation through the Local



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
				Plan due to the idea of long term strategic growth of the town.
Ellesmere	Ellesmere: Housing	ELL017b was assessed as good. ELL005, 007, 008, 017a, & 021 were assessed as fair	ELL004, 008, 016 & 017a/17b	ELL008 is already within the development boundary. The site offers good access to public transport and uses previously developed land, minimising the use of greenfield land.
	Ellesmere: Employment	Both sites assessed as being fair: ELR039 and 040	ELR074, 075 and 076 Neither site recommended for preferred option	These sites have already been assessed through our Local Plan enquiry and are existing sites with good prospects. ELR074 and 075 have existing commitments on site.
	Cockshutt	CO003 & 004	CO002 & 018b	The Development Strategy which was prepared alongside the Parish Council highlighted the need for small scale development along the west side of the village. CO002 was originally a large scale site. Only part of this site is now being allocated for development.
	Dudleston Heath and Elson	All sites assessed as fair; DUDH001, 002 & ELS001	DUDH001, 002 & ELS001	None
	Tetchill	TET001	TET001	None
	Welsh Frankton	All sites assessed as poor; WFTN001 & 002	WFTN001 & 002	WFTN002 offers enhanced community benefits including a new village hall and car parking.
Highley	Highley	HIGH003	HIGH003	None
Ludlow	Ludlow: Housing	LUD002/015, 014, 017, 019, 023 & 033	LUD017	None
	Ludlow: Employment	All sites assessed as being fair: ELR058, 061, 062 & 063	ELR059	Sites were considered for housing supply instead. ELR059 was chosen as the adjacent site was an established employment site and this would allow a natural continuation of employment land.
	Onibury	All sites assessed as fair; ONBY001, 004 &	ONBY003	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		006		
Market Drayton	Market Drayton: Housing	MD010 & 028 assessed as being good	MD010, 028 & 030	Whilst MD030 is a 'fair site' it forms part of a coordinated scheme for Market Drayton which incorporates MD010, MDO28 and MD030. Whilst these sites may be developed independently they must demonstrate how they work together to provide a comprehensively planned and integrated residential development. Development of this area is considered to be most appropriate given its relationship with existing development and proximity to services and facilities.
	Market Drayton: Employment	Both sites assessed as being fair, ELR024 and 025	ELR023	ELRO23 has been removed from the Settlement Strategy as it is already counted within existing commitments. Only ELR024 is being pursued as an employment allocation.
	Cheswardine	CHES001	CHES001	None
	Hinstock	HIN001, 002, 005/R, 007 & 009	HIN002 & 009	None
	Hodnet	HOD001	HOD001, 009, 010 and 011	The four sites (HOD001, 009, 010 and 011) are allocated within the North Shropshire Local Plan. It is therefore proposed that these allocations are taken forward into SAMDev. Site HOD001 has been granted planning permission for 14 affordable dwellings (12/04552/FUL) and has not been taken forward as an allocation in Revised Preferred Options. However, HOD009, HOD009, 010, 011 provide an opportunity for a coordinated development of derelict sites within the centre of the village to be access off

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				Station Road, rather than piecemeal development at the rear of Shrewsbury Street with less than satisfactory access off Abbots Way.
Minsterley and Pontesbury	Minsterley: Housing	MIN0002, 007/R, 015, 017, 020, 021, 023, 024, 028	MIN002 & 007/R	None
	Minsterley: Employment	Sites classed as being poor, ELR001		
	Pontesbury	PBY001, 002/R, 008, 018/R, 019, 023, 024, 025, 029/R, 031, 034, 0035/R & 037/10	PBY018/R & 019	None
Oswestry	Oswestry: Housing	OSW002, 003, 004, 019, 020, 021, 022, 024, 025, 027, 029, 030, 032, 033, 034, 045, 042, 063	OSW002, 003, 004, 024, 029, 030, 033, 034, 035, 042, 045	None -change 2a assessment
	Oswestry: Employment	Site assessed as being fair, ELR041	OSW004, 024 ELR041	None
	Gobowen	GOB001, 008, 012, 016, 019, 020, 023 & 024	GOB008 & 012	None
	Knockin	KK001 & 002	KK001	None
	Llanymynech and Pant	LLAN008 & 009	LLAN009	None
	Park Hall	All sites assessed as fair; PARK001, 002, 003, 004, 005 & 009	PARK001	None
	Selattyn	All sites assessed as fair; SELA001, 002, 004 & 005	SELA001, 002, 004 & 005	None
	St Martins	STM004, 008, 009, 013, 014, 015, 019, 022, 023, 024, 025, 026, 030, 034/11	STM009, 029	Change assessment
Whittington	Whittington	WGN001, 004, 005, 006, 007, 017, 018, 019, 021, 024, 028, 033, 036, 037	WGN001, 004, 005, 021	None
	Whittington	WGN001, 004, 005, 006, 007, 017, 018, 019, 021, 024, 028, 033, 036, 037	WGN001, 004, 005, 021	None
Shifnal	Shifnal: Housing	SHI001, 002, 004, 005, 006, 017/A, 018, 028/09	SHI004, 006	None
	Shifnal: Employment	Sites assessed as being fair, ELR020, 021	ELR021 SHI004	None
Shrewsbury	Shrewsbury: Housing	SHREW002, 011, 015, 019, 022, 023, 029, 020, 032, 033, 035, 060, 079, 088, 090, 094,	SHREW028, 029, 075, 105, 114, 127	SHREW028, 075 and 114 are part of the Shrewsbury South SUE and have

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		100, 105, 106, 107, 110, 112, 118, 119, 120, 121, 126, 127, 130, 139, 142, 143, 144, 145, 148, 150, 151, 152, 180, 210/09, 212/09, 225, 227	SHREW002, 035, 083, 128 SHREW210/09, 030/R, 094, 019, 027, 016, 120/R, 105, 095, 115, 212/09, 023	been combined with other sites. SHREW083 and 128 are part of the Shrewsbury West SUE and have been combined with other sites. SHREW016 was considered to have a lack of open space, but its location by the river provides the open space required. SHREW115 has been combined with other sites, SHREW023 is a contained site along the edge of the settlement as is considered to have reasonable access to services and facilities.
	Shrewsbury: Employment	Sites assessed as being fair: ELR002 (Part of SHREW127), 008, 009, 064, ELR066 (part of SHREW107), 067, 068, 069	ELR006, 007 SHREW028, 029, 075, 107, 114, and 127 SHREW002, 035, 083, and 128	Sites are part of Shrewsbury SUE's and have been combined with other sites.
	Baschurch	BAS005, 014, 015, 035	BAS005, 035, 025	BAS025 is seen to be an easily developable site which offers good community facilities.
	Bomere Heath	BOM012, 019/R/020 Sites assessed as fair, BOM001, 002, 004/R, 013, 017, 018/R, 021, 022b/09, 002a/09	BOM004/R	Site favoured by the local community. Considered to be a well located site.
	Condover	All sites assessed as fair	CON005, 006	None
	Dorrington	DOR001, 004, 021, 013, 014, 017	DOR004	None
	Hanwood	All sites assessed as fair	HAN011/R	None
	Montford Bridge	All sites assessed as poor	MNB002 -part	Need to justify MNB002 – poor site
	Nesscliffe	NESS003, 004, 007, 012	NESS004, 012	None
	Uffington	All sites assessed as poor	UFF006/10	Need to justify UFF006/10 – poor site
Wem	Wem: Housing	WEM003, 005, 006, 011, 012,	WEM003, 012	None
	Wem:	Sites assessed as being fair: ELR027, 028,	ELR031a	

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
	Employment	031a		
	Shawbury: Housing	SHAW003/R, 004, 005, 006, 012/09	SHAW004	None
Whitchurch	Whitchurch: Housing	WHIT002, 005, 007, 008, 009, 010, 014, 021, 027, 029, 30/09, 33/10, 34/10, 036, 037, 038, 039, 044, 046, 047	WHIT009, 046, 037, 021, 008, 033	None
	Whitchurch: Employment	ELR033, 034, 035, 037,	ELR033, 035	None
	Prees	PRE002, 005, 006, 007, 008, 019/09	PRE002, PRE008	None
	Tilstock	TIL001,002, 005, 007, 008	TIL001, 002, 008	None

## 8. The Revised Preferred Options Draft Development Management Policies sustainability appraisal

### Consideration of alternative options

- 8.1 Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives for each policy at the Revised Preferred Options stage was not applicable or practical (see also paragraphs 7.1 and 7.2). This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*
- 8.2 The SAMDev Draft Development Management Policies Document sets out the 16 draft SAMDev policies. The Sustainability Appraisal summary assessments for each policy, along with any potential issues are shown in Table 12 below. The scoring matrices for each Draft Development Management Policy are shown in **Appendix F**.

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**Table 12: SA summary assessments for Draft Management Development Policies**

Policy	SA Summary	Issues arising from SA
<b>MD1: Scale and Distribution of Development</b>	<p>The assessment shows that policy MD1 is likely to have a strongly positive effect on the sustainability objectives of; providing a sufficient quantity of housing; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses and protecting soil quality.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging the use of more sustainable forms of transport; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities; creating active and healthier communities for all; protecting Shropshire’s landscapes, townscapes, historic environment and bio- and geo-diversity and ensuring the efficient use of land.</p> <p>MD1 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD2:Sustainable Design</b>	<p>The assessment shows that policy MD2 is likely to have a strongly positive effect on the sustainability objectives of; promoting safer communities; providing a sufficient quantity of housing; promoting community participation in sporting, recreational and cultural activities; reducing Shropshire’s contribution to climate change and encouraging adaptation to its impacts as well as protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of encouraging the use of more sustainable forms of transport and creating active and healthier communities for all.</p> <p>MD2 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD3: Managing Housing Development and Example</b>	<p>The assessment shows that policy MD3 is likely to have a strongly positive effect on the objectives of providing a sufficient quantity of housing and in the medium to long</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
<b>Settlement Policies</b>	<p>term, on reducing the need of people and businesses to travel.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong and sustainable economy; protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality and ensuring the efficient use of land.</p> <p>MD3 is unlikely to alter the present or future baseline situation for the remaining</p>	
<b>MD4: Managing Employment Development</b>	<p>The assessment shows that policy MD4 is likely to have a strongly positive effect on the sustainability objectives of promoting a strong and sustainable economy, encouraging inward investment and supporting existing businesses and ensuring the efficient use of land.</p> <p>The policy is likely to give rise to a less extensive but still positive effect in the medium to long term on the objective of reducing the need of people and businesses to travel.</p> <p>The effect of MD4 on the objectives of protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity, water, and air and soil quality and on reducing flooding is uncertain, although policies MD2 and MD12 are likely to protect the many of the features these objectives cover. There are no predicted negative effects.</p>	<b>None</b>
<b>MD5: Sites for Sand and Gravel Working</b>	<p>The assessment shows that policy MD5 is likely to have a positive effect on the sustainability objectives of; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; protecting Shropshire's landscapes, townscapes, historic environment, bio- and geo-diversity, air, soil and water quality and resources and reducing flooding.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD6: Green Belt &amp; Safeguarded</b>	<p>The assessment shows that policy MD6 is likely to have a positive effect on the objectives of; providing a sufficient quantity of housing; promoting a strong and</p>	



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Policy	SA Summary	Issues arising from SA
<b>Land</b>	<p>sustainable economy; encouraging inward investment and supporting existing businesses; protecting Shropshire’s landscapes, townscapes and soil quality and ensuring the efficient use of land</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>MD7: Managing Development in the Countryside</b>	<p>The assessment shows that policy MD7 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; providing a sufficient quantity of housing; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities and ensuring the efficient use of land.</p> <p>MD7 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD8:Infrastructure Provision</b>	<p>The assessment shows that policy MD8 is likely to have a strongly positive effect on the sustainability objectives of; encouraging inward investment and supporting existing businesses; reducing Shropshire’s contribution to climate change and encouraging adaptation to its impacts; protecting Shropshire’s landscapes, townscapes, historic environment , bio- and geo-diversity and water resources and reducing the risk of flooding.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong and sustainable economy; encouraging the use of more sustainable forms of transport; reducing the need of people and businesses to travel; promoting community participation in sporting, recreational and cultural activities and creating active and healthier communities for all.</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
	MD8 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
<b>MD9: Safeguarding and Improving Employment Investment</b>	<p>The assessment shows that policy MD9 is likely to have a strongly positive effect on the sustainability objectives of promoting a strong and sustainable economy and encouraging inward investment and supporting existing businesses.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD10: Retail Development</b>	<p>The assessment shows that policy MD10 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; encouraging the use of more sustainable forms of transport and reducing the need of people and businesses to travel.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and soil quality and ensuring the efficient use of land.</p> <p>MD10 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD11: Tourism Facilities and Visitor Accommodation</b>	<p>The assessment shows that policy MD11 is likely to have a strongly positive effect on the sustainability objectives of promoting community participation in sporting, recreational and cultural activities and protecting Shropshire’s landscapes and townscapes</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of: promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; reducing the need of people and businesses to travel, protecting the historic environment, bio- and geo-diversity and soil quality and reducing the risk of flooding.</p> <p>MD11 is unlikely to alter the present or future baseline situation for the remaining</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
	sustainability objectives and there are no predicted negative effects.	
<b>MD12: Natural and Historic Environment</b>	<p>The assessment shows that policy MD12 is likely to have a strongly positive effect on the sustainability objectives of and protecting Shropshire’s landscapes, townscapes, historic environment and bio- and geo-diversity.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting community participation in sporting, recreational and cultural activities encouraging adaptation to the impacts of climate change; protecting Shropshire’s water resources; improving local air quality; reducing the risk of flooding and protecting soil quality;</p> <p>MD12 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD13: Waste Management Facilities</b>	<p>The assessment shows that policy MD13 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources, improving local air quality and ensuring the efficient use of land.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of promoting a strong and sustainable economy, encouraging inward investment and supporting existing businesses; reducing Shropshire’s contribution to climate change and protecting soil quality.</p> <p>MD13 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD14: Landfill and Landraising Sites</b>	<p>The assessment shows that policy MD14 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of reducing Shropshire’s contribution to climate change, improving local air</p>	<b>None</b>

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Policy	SA Summary	Issues arising from SA
	<p>quality and ensuring the efficient use of land</p> <p>MD14 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>MD15: Mineral Safeguarding</b>	<p>The assessment shows that policy MD15 is likely to have positive effects on the objectives of promoting a strong and sustainable economy and encouraging inward investment.</p> <p>The policy is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>
<b>MD16: Managing the Development and Operation of Mineral Sites</b>	<p>The assessment shows that policy MD16 is likely to have a strongly positive effect on the sustainability objectives of protecting Shropshire’s landscapes, townscapes, historic environment, bio- and geo-diversity and water resources.</p> <p>The policy is likely to give rise to less extensive but still positive effects on the objectives of: promoting a strong and sustainable economy; encouraging inward investment and supporting existing businesses; encouraging the use of more sustainable forms of transport; reducing the risk of flooding; protecting soil quality and ensuring the efficient use of land.</p> <p>MD16 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<b>None</b>

## **9. The Revised Preferred Options (sites) sustainability appraisal**

- 9.1 The SAMDev Revised Preferred Options document set out the revised housing and employment sites in Market Towns and Community Hubs and Clusters.
- 9.2 Sustainability Appraisal was only necessary for any new housing and employment sites put forward after the Preferred Options stage (all other sites had already been assessed). A summary of the outcome of the SA for the new sites is shown in **Table 13** below and the written summaries of the assessments, taken from the Stage 2a assessments are given in **Appendix G**. The Stage 2a scoring sheets form part of the SAMDev evidence base.
- 9.3 Where no site allocations were proposed in a settlement and the housing or employment target is to be met through windfall, infill or conversions only, no assessments were conducted as the sustainability of any development site will be assessed through the planning application process.

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**Table 13: Summary of the SA for the extra sites considered at the Revised Preferred Options stage**

Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
Albrighton	Albrighton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites ALB002, 003 carried forward	None
Bishop's Castle	Bishop's Castle: Housing	No new assessment needed for sites BISH001, 007, 010, 014, 021  New sites assessed as good, BISH005 New sites assessed as fair, 008sd, 012, 013	BISH013	BISH013 has community support and although less sustainable than other sites, is still seen to be capable of sustainable development.
	Bishop's Castle: Employment	Both sites assessed as being poor, ELR048 and 049	ELR048, 049	No sites taken forward
	Bucknell	No new assessment needed for sites 003; 008 & 009  New site assessed as poor, BUCK001sd,	BUCK001	BUCK003 removed at this stage due to local opposition.
	Chirbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site CHIR001 carried forward	None
	Clun	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site CLUN002 carried forward	None
	Clungunford	All sites assessed as being fair CLUNG001sd, 002sd	No sites being taken forward at this stage. Development through windfall allocations.	None
	Lydbury North	No new assessment needed for sites LYD001, 002,	Chosen sites from preferred options stage carried forward	New sites all assessed as being fair, no new sites assessed as being good LYD010 is not going forward as a final

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		New sites assessed as fair, 005, 006, 007, 008, 009, 010, 011, 013	LYD001, 002  New chosen sites, 007-009, 010, 011	allocation.
	Worthen and Brockton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site WORTH002 carried forward	None
Bridgnorth	Bridgnorth: Housing	No new assessment needed for sites BRID001, 005, 007, 009, 013, 020A/09,020B/09(inc.BRID004), 023/10  New site assessed as being fair, 004	BRID001, 020a	None
	Bridgnorth: Employment	Sites assessed as being fair: ELR011, 012, 013, 077	ELR077, W039	None
	Ditton Priors	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site DITT005/09 carried forward	None
	Neenton	Sites assessed as fair, NEE001	NEE001	None
Broseley	Broseley: Employment	All sites assessed as fair, ELR016, 017, 018	ELR017	None
Church Stretton	Church Stretton: Housing	Sites already assessed: CSTR018, CSTR027 and CSTR019	New preferred sites: CSTR027/09 CSTR019 (reserve site only)  No change CSTR018  Deleted CSTR014 for employment and	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
			housing CSTR018 for employment CSTR020 for housing	
	Church Stretton: Employment	ELR051, 052, 070	ELR070	None
Cleobury Mortimer	Cleobury Mortimer: Housing	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites CMO002, 005 carried forward	CMO001 has had housing built on part of the land, with the rest being employment. Therefore only a small area of land to consider. CMO010 was considered to have access problems. CMO013 has had an application for housing which has been approved. CMO002 and CMO005 considered next best sites.
	Cleobury Mortimer: Employment	Site assessed as good, ELR067 Sites assessed as far, ELR068, 071	ELR071 ELR068	ELR067 has been removed due to no longer being available for employment uses.
Craven Arms	Craven Arms: Housing	No new assessment needed for sites CRAV003, 004, 010, 023,  New site assessed as being good CRAV009 and 027	Chosen sites from Preferred options stage CRAV003, 004  New chosen sites CRAV002, 009, 024, 030,	CRAV030 is part of ELR053 and is going forward as housing. The site is a historic farmstead, with permission for partial demolition and conversion.
	Craven Arms: Employment	Sites assessed as being good, ELR056, 057 Sites assessed as being fair, ELR053, 055	ELR053, 055	ELR053 is owned by the abattoir operator and the land was purchased from Shropshire Council. The site was given an allocation through the Local Plan due to the idea of long term strategic growth of the town.
Ellesmere	Ellesmere: Housing	No change from original consultation and therefore no new site assessments needed	ELL003	ELL008, 016 and 004 are not now being carried forward as allocated



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				<p>sites. ELL008 is already within the development boundary, but is seen to have highway constraints. ELL016 is seen to be an extremely controversial site due to potential impacts development would have on the Mere. ELL004 is now seen to have flooding issues. Houses adjacent to this site were recently flooded and concerns were raised by residents which consequently led to the site being dropped.</p> <p>ELL003 was originally seen to have flooding issues due to nearby culverting. Site promoters have come forward and a flood risk assessment has been done. The site offers leisure and tourism facilities and good access. The site also has good community support.</p>
	Ellesmere: Employment	All sites assessed as fair, ELR039 and 040	ELR074, 075	These sites have already been assessed through our Local Plan enquiry and are existing sites with good prospects. ELR074 and 075 have existing commitments on site.
	Cockshutt	No change from original consultation and therefore no new site assessments needed	CO002 & 018b	The Development Strategy which was prepared alongside the Parish Council highlighted the need for small scale development along the west side of the village. CO002 was originally a large scale site. Only part of this site is now being allocated for development.
	Dudleston Heath and Elson	No assessment needed for sites DUDH001, 002, ELS001,	DUDH001, 002 & ELS001	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		New site assessed as being fair ELS002		
	Tetchill	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site TET001 carried forward	None
	Welsh Frankton	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites WFTN001 & 002 carried forward	WFTN001 has been dropped and is not being taken forward as a site allocation due to access issues. WFTN002 offers enhanced community benefits.
Highley	Highley	No new assessment needed for site HIGH003,  New sites assessed as being fair, HIGH002, 004 (including part of 011), 016	HIGH003	None
Highley	Highley	HIGH003	HIGH003	None
Ludlow	Ludlow: Housing	No new assessment needed for 002/015, 014, 017, 019, 023, 033  New sites assessed as being good LUD0038sd  New sites assessed as being fair, LUD00sd, 022, 034	Chosen sites from Preferred options 017,  New chosen sites LUD034, LUD038	Mixed use scheme  LUD034 has been reassessed since preferred option stage and is now considered to be a fair site.
	Ludlow: Employment	Sites assessed as being fair, ELR058, 061, 062, 063	ELR058, 059	Sites were considered for housing supply instead. ELR059 was chosen as the adjacent site was an established employment site and this would allow a natural continuation of employment land.
	Onibury	No new assessment needed for sites ONBY001, 004 ,006  New sites assessed as being fair OBNY003	New chosen site ONBY003	None
Market	Market Drayton:	No new assessment needed for sites MD010,	Chosen sites from	Whilst MD030 is a 'fair site' it forms part

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Drayton	Housing	028  New site assessed as being good, 047sd New sites assessed as being fair, MD030, 034/09, 035/09, 040, 041, 043, 044	preferred options MD010, 028  New chosen site MD030	of a coordinated scheme for Market Drayton which incorporates MD010, MD028 and MD030. Whilst these sites may be developed independently they must demonstrate how they work together to provide a comprehensively planned and integrated residential development. Development of this area is considered to be most appropriate given its relationship with existing development and proximity to services and facilities.
	Market Drayton: Employment	Sites assessed as being fair: ELR024	ELR023, 024	ELRO23 has been removed from the Settlement Strategy as it is already counted within existing commitments. Only ELR024 is being pursued as an employment allocation.
	Cheswardine	No new assessment needed for site, CHES001 New sites assessed as being fair, CHES002, 004, 006, 009,		No allocations proposed within Cheswardine
	Hinstock	HIN001, 002, 005/R, 007, 009,	HIN002	None
	Hodnet	No new assessment needed for sites, HOD001  New sites assessed as being fair, HOD0012/10, 013/10	Chosen sites from preferred options HOD001  New chosen sites HOD009, 010 and 011	The four sites (HOD001, 009, 010 and 011) are allocated within the North Shropshire Local Plan. It is therefore proposed that these allocations are taken forward into SAMDev. Site HOD001 has been granted planning permission for 14 affordable dwellings (12/04552/FUL) and has not been taken forward as an allocation in Revised Preferred Options. However, HOD009, HOD009, 010, 011 provide an opportunity for a coordinated development of derelict sites within the

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				centre of the village to be access off Station Road, rather than piecemeal development at the rear of Shrewsbury Street with less than satisfactory access off Abbots Way.
	Woore	No site allocations carried forward; any future development will be through infill		None
Minsterley and Pontesbury	Minsterley: Housing	No change from original consultation and therefore no new site assessments needed	No change to site MIN002-015(part),  New chosen site, MIN007	MIN015 is located next to MIN002. Only part of MIN015 has been allocated for development to enable to conversion and conservation of historic buildings.
	Minsterley: Employment	Site assessed as being poor, ELR001	MIN002	
	Pontesbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites PBY018-029(part), 019  New chosen option PBY029	PBY029 is a natural extension of PBY018. The site has been extended to allow for a mixed use scheme.
Much Wenlock	Much Wenlock: Employment	The Stage 2B Assessment for Site ELR019 not been included at this stage due to on-going work to develop a Neighbourhood Plan for Much Wenlock	LB2004/00018	Much Wenlock area being dealt with through a Neighbourhood Plan
Oswestry	Oswestry: Housing	Sites carried forward from preferred options stage OSW019, 020, 029, 033,  New site assessed as being good 067sd	OSW024, 030, 033, 034, 035, 045, 029, 042, 002-004(part)	OSW024 although assessed as being poor, will bring about a number of facilities, which will counter-balance the negative issues raised, e.g. amenity and open space
	Oswestry: Employment		OSW002-004 ELR042, 043, 072	

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	Babbinswood	All sites assessed as being fair, BAB008sd, 009sd	No change from preferred options sites BAB008, 009	No sites going forward, only allocating at Park Hall
	Gobowen	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites GOB008 and 012 carried forward	None
	Kinnerley	New sites assessed as being good KYN002, 005, 008	KYN001, 002	KYN008 already has consent for development Change 005 to fair
	Knockin	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site carried forward KK001	None
	Llanymynech and Pant	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Site LLAN009  New chosen option, LLAN001,	LLAN001 was reassessed at revised preferred options stage prior to allocation and was deemed to be fair.
	Maesbrook	All sites assessed as being fair, MBK001, 002, 003 006, 008, 009	MBK001, 009	None
	Park Hall	All sites assessed as being fair, PARK001, 002, 003, 004, 005, 009	PARK001	None
	Rhosweil	Sites assessed as being fair, WRN012, 016, 021	WRN016	None
	Selattyn	All sites assessed as being fair, SELA001, 002, 004, 005	SEL001	None
	St Martins	STM004, 013, 014	STM009, 029	Change assessment
	Weston Rhyn	Sites assessed as being good, WRN010 Sites assessed as being fair, WRN004sd, 006, 008	WRN010	None

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	Whittington	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage. Sites WGN001, 004, 005, 021 carried forward	None
Shifnal	Shifnal: Housing	No change from original consultation and therefore no new site assessments needed	No change from preferred options, sites SHI004 and 006 carried forward  New chosen options, SHI002 and 017	None
	Shifnal: Employment	No change from original consultation. Sites assessed as being fair, ELR020, 021	ELR021 SHI004	None
Shrewsbury	Shrewsbury: Housing	Original sites carried forward from preferred options stage  New sites assessed as being good SHREW030/R, 032/R, 033/R, 036, 231,	No change from preferred options, sites 028, 029, 075, 114, 127, 210/09, 030/R, 094, 019, 016, 120/R, 095, 115, 212/09, 023, 002, 035, 083, 128, 105  New chosen options, SHREW027, 073, 198(part), 138, 107, 001	None
	Shrewsbury: Employment	New sites assessed as being fair: ELR002 (part of SHREW127, 008, 009, 064, 066, 067, 068, 069	ELR006, 007 SHREW028, 029, 075, 107, 114, and 127 SHREW002, 035, 083, and 128	Sites part of Shrewsbury SUE's and has been combined with other sites.
	Baschurch	No change from original consultation and	No change from	BAS005 was a previous allocation in

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		therefore no new site assessments needed	preferred options stage, sites BAS005, 025 035 carried forward  New chosen site BAS017	the North Shropshire Local Plan and was undeveloped land. BAS025 is a contained site and is seen as easily developable with good community facilities. BAS035 provides good access and the site promoters are offering a school pick up and drop off point. BAS017 has good access points and is offering land for a new medical centre.
	Bomere Heath	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage, sites BOM004/R carried forward	Site favoured by local community and is considered to be well located in terms of access.
	Condover	No change from original consultation and therefore no new site assessments needed	CON005, 006	
	Dorrington	No change from original consultation and therefore no new site assessments needed	DOR004,  New chosen site DOR017	None
	Hanwood	No change from original consultation and therefore no new site assessments needed	No change from preferred options stage, site HAN001/R carried forward	None
	Nesscliffe	No change from original consultation and therefore no new site assessments needed	NESS004	None
	Uffington	No change from original consultation and therefore no new site assessments needed	No change from preferred options, site UFF006/10 carried forward	This site has much community support and is situated between existing housing developments and therefore seen as an area of natural infill.
Wem	Wem: Housing	No new assessment needed for sites, WEM003, 005, 006, 011, 012	No change from preferred options	None

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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
		New site assessed as being good, WEM014/R  New sites assessed as being fair, , 008, 027, 028, 034,	stage. Sites WEM003a, 012 carried forward	
	Wem: Employment	Sites assessed as being fair: ELR027 and 028, 031a	No change from preferred options	None
	Shawbury	No change from original consultation and therefore no new site assessments needed	No change from preferred options, site SHAW004 carried forward	None
Whitchurch	Whitchurch: Housing	No change from original consultation and therefore no new site assessments needed	WHIT009, 021, 033, 046, 051	WHIT051 has been reduced in scale since the preferred option consultation stage and is now considered more appropriate for the town's growth strategy
	Whitchurch: Employment	Sites assessed as being fair, ELR033, 034, 035, 036, 037	ELR33 and 35	None
	Ash Magna and Ash Parva	All sites assessed as being poor, ASH003, 004, 006	ASHP002	
	Prees	No new assessment needed for original preferred option sites  New sites assessed as being good PRE011, 012	PRE002/011/012/008 PRE005 (reserve site)	PRE005 not going forward as preferred option site.
	Prees Heath	New sites assessed as being fair, PH001, 002, 003	PH004	PH004 represents an opportunity to re-use a redundant brownfield site, and in doing so improving the visual amenity of the area. The site has Parish Council support.
	Prees Higher Heath	New sites assessed as being fair, PHH010, 011	No allocated sites carried forward	
	Tilstock	No change from original consultation and therefore no new site assessments needed	TIL001, 002, 008	TIL008 is located on the edge, but adjoining the built up area of the



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Place Plan	Settlement	Best Option/s from SA	Chosen Option	Conflict with SA?
				village. The development offers the opportunity to re-use an existing garage site for community benefit, and has the support of the Parish Council.

## 10. The Final Plan sustainability appraisal

- 10.1 The SAMDev Final Plan document sets out each of the 18 policies, all of the hubs and clusters and newly proposed site allocations for housing and employment.

### **Consideration of alternative options**

- 10.2 Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives for each policy at the Final Plan stage was not applicable or practical (see also paragraphs 7.1 and 7.2). This is consistent with NPPG paragraph 18 which states that '*reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable*'
- 10.3 The Sustainability Appraisal assessed each of the 19 Final Plan policies against the sustainability objectives. A summary is given in Table 14 below. The scoring matrices are shown in **Appendix H**. A summary of the outcome of the SA for those new sites which came forward after the Revised Preferred Options stage is shown in Table 15 and the written summaries of the assessments, taken from the Stage 2a site assessment process are given in **Appendix I**. The Stage 2a scoring sheets form part of the SAMDev evidence base.
- 10.4 Where no site allocations were proposed in a settlement and the housing or employment target is to be met through windfall, infill or conversions only, no assessments were conducted. The sustainability of any development site in these settlements will be assessed through the planning application process.
- 10.5 The list of hubs and clusters was finalised at Final Plan and the sustainability objectives were also used to assess the designation of all the hubs and clusters. A summary of the assessments is shown in Table 16, and the scoring matrices are given in **Appendix J**.

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**Table 14: SA summary for the Final Plan Policies**

<b>Policy</b>	<b>SA Summary</b>	<b>Issues arising from SA</b>
MD1: Scale and Distribution of Development	The assessment shows that policy MD1 is likely to have a strongly positive effect on the sustainability objectives of; providing a sufficient quantity of good quality housing, promoting a strong, stable economy and encouraging investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging a shift towards more sustainable forms of transport and reducing the need for people to travel. MD1 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD2: Sustainable Design	The assessment shows that policy MD2 is likely to have a strongly positive effect on the sustainability objectives of; promoting safer communities, providing good quality housing, promoting community participation, adapting to the impacts of climate change, protecting and enhancing landscapes, preserving historical and cultural heritage and protecting and enhancing biodiversity.  The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging high quality investment, creating active and healthy communities, reducing the climate change contribution, protecting water resources and reducing the risk of flooding. MD2 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD3: Managing Housing Development	The assessment shows that policy MD3 is likely to have a strongly positive effect on the sustainability objective of providing a sufficient quantity of good quality housing to meet the needs of society. MD3 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD4: Managing Employment Development	The assessment shows that policy MD4 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong and stable economy and encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging a shift towards more sustainable forms of transport and reducing the need of people and businesses to travel. MD4 is unlikely to alter the present or future baseline situation for the remaining sustainability	None

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Policy	SA Summary	Issues arising from SA
	objectives and there are no predicted negative effects.	
MD5: Sites for Sand and Gravel Working	The assessment shows that policy MD5 is likely to have a strongly positive effect on the sustainability objectives of; the efficient use of land and material resources. The policy is likely to give rise to less extensive but still positive effects on the objectives of; promoting a strong, sustainable economy and encouraging high quality investment and supporting existing businesses. MD5 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD6: Greenbelt	The assessment shows that policy MD6 is likely to give rise to less extensive but still positive effects on the objectives of providing a sufficient quality of good quality housing, helping to promote a strong, sustainable economy, encouraging high quality investment, promotes community participation, protects and enhances landscapes, protects biodiversity and geological heritage and protects quality. MD6 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD7a: Managing Housing Development in the Countryside	The assessment shows that policy MD7a is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes, preserving and enhancing areas of historical and cultural heritage importance and protecting and enhancing wildlife habitats and sites of geological heritage. The policy is likely to give rise to less extensive but still positive effects on the objectives of; providing good quality housing, encouraging and supporting existing economy, protecting water resources and protecting soil quality. MD7a is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD7b: Managing other Development in the Countryside	The assessment shows that policy MD7b is likely to give rise to less extensive but still positive effects on the objectives of; providing a sufficient quantity of good quality housing, promoting a sustainable economy, encouraging investment and allowing existing businesses to diversify, protecting and enhancing landscapes and preserving and enhancing areas of historical and cultural importance. MD7b is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative	None

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Policy	SA Summary	Issues arising from SA
	effects.	
MD8: Infrastructure Provision	The assessment shows that policy MD8 is likely to have a strongly positive effect on the sustainability objectives of; encouraging high quality investment and supporting existing businesses, reducing the contribution to climate change, protecting the townscapes, preserving and enhancing cultural heritage, protecting wildlife habitats, protecting water resources and reducing the risk of flooding. The policy is likely to give rise to less extensive but still positive effects on the objectives of; encouraging more sustainable forms of transport, reducing the need to travel and improving local air quality. MD8 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD9: Protected Employment Areas	The assessment shows that policy MD9 is likely to have a strongly positive effect on the sustainability objectives of; promoting a strong economy and encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the objectives of reducing the need to travel and ensuring the efficient use of land. MD9 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD10a: Managing Town Centre Development	The assessment shows that policy MD10a is likely to have a strongly positive effect on the sustainability objectives of; encouraging high quality investment and supporting existing businesses. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of reducing the need to travel and protecting and enhancing Shropshire's townscapes. MD10a is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD10b: Impact Assessment for Town and Rural Centres	MD10b is likely to give rise to less extensive but still positive effects on the sustainability objectives of promoting a strong and stable economy, encouraging new investment within towns and protecting and enhancing townscapes. MD10b is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None

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Policy	SA Summary	Issues arising from SA
MD11: Tourism	The assessment shows that policy MD11 is likely to have a strongly positive effect on the sustainability objectives of; promoting a string and stable economy, promoting community participation through cultural and recreational activities and protecting and enhancing townscapes. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; encouraging high quality investment, reducing the need to travel, preserving and enhancing historical and cultural heritage, protecting and enhancing habitats and biodiversity, protecting water resources and reducing the risk of flooding. MD11 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD12: Natural Environment	The assessment shows that policy MD12 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes and protecting wildlife habitats and biodiversity. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy through sustainable tourism, encouraging high quality investment, promoting community participation by enhancing the amenity value of the countryside, adapting to the impacts of climate change and protecting water resources. MD12 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD13: Historic Environment	The assessment shows that policy MD13 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes and preserving and enhancing areas of historical and cultural importance. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy through sustainable tourism, encouraging high quality investment by proving an attractive location and promoting community participation. MD13 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD14: Waste Management Facilities	The assessment shows that policy MD14 is likely to have a strongly positive effect on the sustainability objectives of; protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife	None

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Policy	SA Summary	Issues arising from SA
	habitats and biodiversity, protecting water resources and improving air quality. The policy is likely to give rise to less extensive but still positive effects on the sustainability objectives of; supporting existing businesses and protecting and improving soil quality. MD14 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
MD15: Landfill	MD15 is likely to give rise to less extensive but still positive effects on the sustainability objectives of; protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources and improving air quality, protecting and improving soil quality and ensuring the efficient use of land and material resources. MD15 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD16: Mineral Safeguarding	MD16 is likely to give rise to less extensive but still positive effects on the sustainability objectives of; promoting a strong economy and supporting investment and new businesses. MD16 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
MD17: Managing Mineral Sites	MD17 is likely to give rise to less extensive but still positive effects on the sustainability objectives of; encouraging more sustainable forms of transport, protecting and enhancing landscapes and townscapes, preserving and enhancing areas of historical and cultural importance, protecting wildlife habitats and biodiversity, protecting water resources, improving air quality, reducing the risk of flooding and protecting and improving soil quality. MD17 is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None

**Table 15: Summary of the SA for the extra sites considered at the Final Plan stage**

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<b>Place Plan Area</b>	<b>Settlement</b>	<b>Best Options</b>	<b>Chosen Options</b>	<b>Conflict</b>
Church Stretton	Church Stretton	No change to site assessment for CSTR018 and CSTR019  New site assessed as being fair ELR078	CSTR018 CSTR019 ELR078  Sites CSTR027 and ELR070 are not now being taken forward	No conflict
Market Drayton	Stoke Heath	STOK001, STOK002, STOK003(STH002)	STOK003 (STH002)	None
Oswestry	Oswestry	No change to site assessments	OSW002 and OSW003 are not now being taken forward	No conflict



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**Table 16: SA summary for Final Plan Hubs and Clusters**

Place Plan	Hubs and Clusters	SA Summary	Issues arising from SA
<b>Bishops Castle</b>	Abcott, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality.</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting and improving soil quality.</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Bucknell	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of</p>	None

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		<p>transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Chirbury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Clun	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> </ul>	None

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		<ul style="list-style-type: none"> <li>Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Protecting and enhancing Shropshire's landscape</li> <li>Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Lydbury North	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Wentnor and Norbury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following</p>	None

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		<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	<p>Snailbeach, Stiperstones and Pennerley</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
	<p>Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>

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<b>Bridgnorth</b>	Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
	Ditton Priors	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Neenton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Cleobury Mortimer</b>	Hopton Wafers and Doddington	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following	None

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		<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects</p>	
	<p>Kinlet, Button Bridge, Button Oak</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
	<p>Oreton, Farlow and Hill Houses</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>

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	<p>Silvington, Bromdon, Loughton and Wheathill</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
	<p>Stottesdon, Chorley and Bagginswood</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
<p><b>Craven Arms</b></p>	<p>Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation</p>	<p>None</p>

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		for the remaining sustainability objectives and there are no predicted negative effects.	
	Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Ellesmere</b>	Cockshutt	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None



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	Dudleston and Street Dinas Cluster	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Dudleston Heath / Elson	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Tetchill, Lee and Whitemere	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation</p>	None

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		for the remaining sustainability objectives and there are no predicted negative effects.	
	Welsh Frankton, Perth, New Marton and Lower Frankton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Welshampton and Lyneal	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Ludlow</b>	Burford	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are</p>	None

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		no predicted negative effects.	
	Clee Hill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Onibury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Market Drayton</b>	Adderley	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development</p>	None

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		<p>proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Bletchley, Longford, Longslow and Moreton Say	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
	Cheswardine	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
	Childs Ercall	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	None
	Hinstock	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul>	None

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		This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.	
	Hodnet	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Marchamley, Peplow and Wollerton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Stoke Heath	This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following	None

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		<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Woore, Irelands Cross and Pipe Gate	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Much Wenlock</b>	Buildwas	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul>	None

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		<ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
<b>Oswestry</b>	Gobowen	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Kinnerley, Maesbrook, Dovaston and Knockin Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Knockin	This hub/cluster is likely to give rise to positive effects on the objectives	None

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		<p>of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	<p>Llanyblodwel, Porthywaen, Dolgoch, Llyncllys and Bryn Melyn</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
	<p>Llanymynech &amp; Pant</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul>	<p>None</p>



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		<p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Park Hall, Hindford, Babbinswood and Lower Frankton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Ruyton XI Towns	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Selattyn, Upper/ Middle/ Lower Hengoed and Pant	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following</p>	None

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	Glas	<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	St Martins	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Weston Rhyn, Rhoswel, Wern and Chirk Bank	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted</p>	None

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		negative effects.	
	Whittington	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Shrewsbury</b>	Albrighton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Baschurch	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation</p>	None

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		for the remaining sustainability objectives and there are no predicted negative effects.	
	Bayston Hill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Bicton and Four Crosses area	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Bomere Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Dorrington, Stapleton and Condover	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of</p>	None

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		<p>transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Fitz, Grafton and New Banks	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Hanwood and Hanwood Bank	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of</p>	None

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		<p>transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Montford Bridge West	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Mytton	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs. Although a neutral effect is recorded for the following</p>	None

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		<p>objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Supporting a shift towards more sustainable forms of transport</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Nesscliffe	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Uffington	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> </ul>	None

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		<p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Walford Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs and supporting a shift towards more sustainable forms of transport. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
	Weston Lullingfields, Weston Wharf and Weston Common	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire's landscape</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Wem</b>	Myddle and Harmer Hill	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p>	None



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		<ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	
	Shawbury	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Preserving and enhancing cultural and historical features</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None
<b>Whitchurch</b>	Prees and Prees Higher Heath	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Protecting wildlife habitats</li> <li>• Reducing the potential risk of flooding</li> <li>• Protecting and improving soil quality</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	None

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	<p>Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall</p>	<p>This hub/cluster is likely to give rise to positive effects on the objectives of; providing a sufficient quantity of good quality housing to meet community needs, supporting a shift towards more sustainable forms of transport and reducing the needs of people to travel by providing access to key services. Although a neutral effect is recorded for the following objectives at this strategic level, more detailed development proposals may need to take them into account to avoid a negative impact.</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing Shropshire’s landscape</li> <li>• Preserving and enhancing cultural and historical features</li> <li>• Reducing the potential risk of flooding</li> </ul> <p>This hub/cluster is unlikely to alter the present or future baseline situation for the remaining sustainability objectives and there are no predicted negative effects.</p>	<p>None</p>
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## 11. Implementation

### Links to Other Plans and Programmes

- 11.1 It is a requirement that the SAMDev Plan is in general conformity with higher level policies and plans. Therefore, it is essential that the SAMDev Plan does not conflict with any principles established within the National Planning Policy Framework and Shropshire Council Adopted Core Strategy 2011. Until recently, it was also a requirement that the SAMDev Plan be in conformity with the West Midlands Regional Spatial Strategy. As of 2013, all Regional Spatial Strategies have now been abolished in favour of a more localised approach;
- 11.2 This Sustainability Appraisal will be relevant when carrying out the Sustainability Appraisal of any future Development Plan Documents or Supplementary Planning Documents which implement or expand on the policies of the SAMDev Plan. The Sustainability Appraisal of such documents will focus on the effects of the more detailed policies which implement the Plan. Additionally, the Sustainability Appraisal of the SAMDev Plan will be relevant when undertaking any Environmental Impact Assessments required for specific projects which are proposed in the plan.

### Monitoring

- 11.3 The SEA Directive requires monitoring of the significant environmental effects of implementing the plan. SA monitoring will cover the significant sustainability effects as well as the environmental effects;
- 11.4 The SA Framework incorporates 52 indicators against which it is intended that data will be collected. Many of these are already collected by the Council and other agencies under separate monitoring arrangements. These indicators should be collated as they are updated, to inform the Annual Monitoring Report (AMR) for the Local Development Framework. In preparing the AMR, the sustainability effects of implementing the SAMDev Plan DPD should be documented as far as practicable. Table 17 below sets out the suggested indicators for each SA Objective.

**Table 17: SA Indicators**

	<b>SA Objective</b>	<b>SA Indicators</b>
1	Promote safer communities	<ul style="list-style-type: none"> <li>• Incidence of anti-social behaviour in different parts of Shropshire;</li> <li>• Percentage of people feeling safe after dark in each area of Shropshire;</li> <li>• Number of recorded incidents and distribution of burglary, car crime and vandalism;</li> <li>• Number of new developments incorporating 'secure by design' principles</li> </ul>
2	Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society	<ul style="list-style-type: none"> <li>• Tenure and mix of housing;</li> <li>• % of households considered to be in overcrowded conditions;</li> <li>• Number of households considered in priority need;</li> <li>• % of housing meeting Code for Sustainable Homes standards;</li> <li>• Number of households in fuel poverty</li> </ul>
3	Promote a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Productivity rates per head;</li> <li>• % employed in different sectors of the economy;</li> <li>• Employment rates;</li> <li>• Balance of jobs and workforce;</li> <li>• Percentage of workforce working at home;</li> <li>• Consumer spend on comparison goods in Shropshire's retail centres</li> </ul>
4	Encourage high quality inward investment, and support existing businesses to expand and diversify.	<ul style="list-style-type: none"> <li>• Number of new VAT registered businesses against closures;</li> <li>• Number of new rural and farm diversification schemes;</li> <li>• Percentage of people with NVQ levels 1-4</li> </ul>
5	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> <li>• Modal split in transport use;</li> <li>• % of people travelling to work by public transport or other alternatives to the private car;</li> <li>• Length of new cycle tracks in the county</li> </ul>
6	Reduce the need of people and businesses to travel	<ul style="list-style-type: none"> <li>• % of people considered to have 'good' access to key services and facilities, particularly hospitals, schools and service centres;</li> <li>• Average distance of people travelling to work</li> </ul>
7	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> <li>• Numbers of people participating in organised sport;</li> <li>• Percentage of people engaged in recreational cycling and walking</li> <li>• Area of accessible open green space;</li> <li>• Access to Natural Green Space Standards;</li> </ul>

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	<b>SA Objective</b>	<b>SA Indicators</b>
		<ul style="list-style-type: none"> <li>• Importance of cultural services on people's lives</li> </ul>
8	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> <li>• % of people in 'not good' health in different areas of Shropshire;</li> <li>• Physical activity rates;</li> <li>• % of people within 30 mins of health facilities by public transport</li> </ul>
9	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> <li>• Percentage of energy production from renewable or low carbon technologies;</li> <li>• Greenhouse gas emissions per sector;</li> <li>• % of new housing development meeting Code for Sustainable Homes standards</li> </ul>
10	Adapt to the impacts of climate change	<ul style="list-style-type: none"> <li>• Percentage of new housing and commercial development incorporating sustainable drainage systems</li> </ul>
11	Protect, enhance and manage Shropshire's landscapes and townscapes	
12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> <li>• Number and percentage of listed buildings (Grade 1 and 2*) registered 'at risk' in Shropshire</li> <li>• Number of Scheduled Monuments at risk;</li> </ul>
13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> <li>• Increase in the extent/populations of Shropshire's Biodiversity Action Plan habitats and species;</li> <li>• Progress towards Geodiversity Action Plan targets;</li> <li>• Number and condition of SSSIs</li> </ul>
14	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> <li>• River Quality (biological and chemistry);</li> <li>• Number of developments incorporating water efficiency measures to Code for Sustainable Homes standards</li> </ul>
15	Improve local air quality	<ul style="list-style-type: none"> <li>• Number and location of AQMAs</li> </ul>
16	Reduce the risk of flooding to people, property and wildlife	<ul style="list-style-type: none"> <li>• Number of developments in Flood Zones 2 and 3 throughout Shropshire;</li> <li>• Number of developments considered 'at risk' of flooding</li> </ul>
17	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> <li>• Area of best and most versatile land lost to land use change or development</li> </ul>
18	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> <li>• Percentage of new development on previously developed land;</li> <li>• Average densities of new residential development;</li> </ul>

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	<b>SA Objective</b>	<b>SA Indicators</b>
		<ul style="list-style-type: none"> <li>• Amount of waste generated per year;</li> <li>• Landfill diversion rates;</li> <li>• Percentage of waste being recycled;</li> <li>• Amount and percentage of alternative aggregate used in construction</li> </ul>

## **Appendices**

**Appendix A:** Final Plan representations on SA summary and analysis

**Appendix B:** Review of relevant plans, programmes, policies and strategies

**Appendix C:** Issues and Options SA scoring matrices

**Appendix D:** Preferred Options Policy Directions SA scoring matrices

**Appendix E:** Preferred Options site assessment SA summaries

**Appendix F:** Revised Preferred Options Draft Policies SA scoring matrices

**Appendix G:** Revised Preferred Options site assessment SA summaries

**Appendix H:** Final Plan policies SA scoring matrices

**Appendix I:** Final Plan site assessment SA summaries

**Appendix J:** Hubs and Clusters SA scoring matrices

## Appendix A: Final Plan representations on SA summary and analysis

### Summary of Key Issues:

1. **Sustainability issues not properly considered.** The Coal Authority considers that the Plan is not compliant with NPPF because the SA objectives do not cover unstable land or mineral sterilisation. English Heritage considers that the Plan is not sound as it is unclear how heritage assets have been considered through the site assessment process.

**Response:** No change: The Issue of unstable land is covered by sustainability objective 18. It is considered that development on unstable land offers opportunities for remediation. This is seen as a positive rather than a negative.

The issue of mineral sterilisation is covered in the Stage 2b assessments. These give regard to a Coal Authority Referral Area or a Mineral Safeguarding Area.

The issue raised at the Preferred Options stage is not directly related to the Sustainability Appraisal, but to Policy MD17 Mineral Safeguarding and Policy MD18 Managing Development and Operations of Mineral Sites.

2. **SA fails to adequately assess alternative options.** The Plan is considered not legally compliant or sound because it fails to consider alternative options for the development management policies and for the identification of hubs and clusters. The suggestion is that the SA should be expanded to include all the villages in Shropshire, not just those which have come forward through community support. It is also thought that development in areas that have not been identified as hubs and clusters should be evaluated. It is thought that the assessment of sites has been done in isolation rather than considered as a whole town. It is felt that the reasons some sites have been chosen over others is not always clear.

**Response:**

The issue concerning hubs and clusters relates to the localism approach followed by Shropshire Council. This determines the scale and distribution of development in the rural areas and allows those communities outside the 18 market towns to *opt-in* to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been subject to SA and any future designations will be similarly appraised.

The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were '*any other policy areas that you think we need to cover?*' Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative



approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; *'reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach'* and *'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'*

Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'*

- 3. Levels of delivery in towns and key centres.** Each town has been assessed separately, with the balance of development between towns not considered. Changing housing levels has not been assessed under SA.  
**Response:** See response above
- 4. Issues and Options Summary for Bridgnorth.** Concerns that the summary does not reflect accurately social, economic and environmental factors. The summary contains unsupported assertions regarding the benefits of higher scales of development.  
**Response:** No change: Levels of development have been set by Core Strategy policy CS3. Shropshire Council feels that the Sustainability Appraisal objectives for social, economic and environmental factors have been applied appropriately
- 5. Environment Agency has raised concerns over flood risk.** Concerns that the outcome of further work on flood risk and waste water infrastructure could have an impact on SA  
**Response:** No change: Any significant modifications to the Plan arising from EA concerns will be subject to Sustainability Appraisal.
- 6. English Heritage have raised concerns the identification of sites and heritage assessments.** English Heritage has been unable to assess how the principles of sustainable development have been applied to the sites identified within the Plan and whether alternative sites have been considered. Issue raised as to whether heritage assessments have been undertaken for site allocations.  
**Response:** No change: SC has assessed the potential impact of the sites on heritage assets as part of a consistent site assessment process. A full heritage assessment is not possible in the case of a Plan allocation since full details of the development are not available. The principles of sustainable development have been assessed through the site assessment process and through the Sustainability Appraisal Framework.

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
<p>Melanie Lindsley, The Coal Authority 103</p>	<ul style="list-style-type: none"> <li>• Sustainability Appraisal objectives do not cover the issue of unstable land or mineral sterilisation</li> <li>• None of the proposed sites within the Plan have considered these factors</li> <li>• Issue previously raised at preferred options stage</li> </ul>	<p>Not compliant with NPPF</p>	<p><b>No change proposed.</b></p> <p>The Issue of unstable land is covered by sustainability objective 18. It is considered that development on unstable land offers opportunities for remediation. This is seen as a positive rather than a negative.</p> <p>The issue of mineral sterilisation is covered in the Stage 2b assessments. These give regard to a Coal Authority Referral Area or a Mineral Safeguarding Area.</p> <p>The issue raised at the Preferred Options stage is not directly related to the Sustainability Appraisal, but to Policy MD17 Mineral Safeguarding and Policy MD18 Managing Development and Operations of Mineral Sites.</p>
<p>Helen Howie Berry's 222</p>	<ul style="list-style-type: none"> <li>• SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>• Plan does not consider or evaluate alternative hubs and clusters and Appendix G only assesses those settlements within</li> </ul>	<p>Unsound Not legally compliant</p>	<p>No change to Plan proposed but SA report amended to make approach clearer.</p> <p>The SA complies with European and national guidance and policy as shown in Table 2 of the SA report, "SEA Directive</p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<p>the Plan</p> <ul style="list-style-type: none"> <li>• For those settlements which are not identified as hubs or clusters, alternative development has not been evaluated</li> <li>• Inclusion of hubs and clusters has been based on the wished of the Parish Council's and there is a lack of robust justification to these choices</li> <li>• A full assessment on sustainable development for all villages should be undertaken, which would help identify further sites in rural areas</li> </ul>		<p>Requirements and where they have been met.”</p> <p>The issue concerning hubs and clusters relates to the localism approach followed by Shropshire Council. This determines the scale and distribution of development in the rural areas and allows those communities outside the 18 market towns to <u>opt-in</u> to development (via the community hub or community cluster route). This approach creates only two options for rural settlements: they are either a hub/cluster, or they are classed as countryside. Policies CS5, MD7a and MD7b cover countryside settlements. These policies have already been subject to SA, so the non-designation of a settlement as a hub or cluster has not been appraised separately. Conversely, the designation of each hub and cluster has been subject to SA and any future designations will be similarly appraised.</p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<ul style="list-style-type: none"> <li>Plan has not assessed reasonable alternatives to DM policies or evaluated alternative approaches to the policy issues</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change to Plan proposed but SA report amended to make approach clearer.</b></p> <p>The Core Strategy sets the framework for the development management policies. The Issues and Options stage outlined key policy themes based on the direction set by the Core Strategy. The Issues and Options consultation asked whether there were <i>'any other policy areas that you think we need to cover?'</i> Responses to this as well as the Issues and Options SA were taken into account in the preparation of the Draft Development Management Policies, Revised Preferred Options and Final Plan. However, once the Issues and Options stage was complete, policies were refined, developed, subject to SA and consulted on, but alternative approaches to each policy theme were not generated (Table 1 in the Executive Summary illustrates the derivation of the Final Plan policies). This approach to policy preparation is consistent with an iterative and responsive Plan process as envisaged by NPPG paragraphs 17 and 18; <i>'reasonable alternatives should be identified and considered at an early stage in</i></p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
			<p><i>the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach' and 'the development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.'</i></p> <p>Since discretely different policy options for each policy theme did not exist after the Issues and Options stage, the need to carry out SA on alternatives to each policy was not applicable or practical. This is consistent with NPPG paragraph 18 which states that <i>'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable'</i></p>
Helen Howie Berry's,	<ul style="list-style-type: none"> <li>SA doesn't meet guidance set out in the</li> </ul>	Unsound	<b>No change to Plan proposed.</b>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
representing Willey Estates 223	<p>Environmental Assessment of Plans and Programmes Regulations 2004</p> <ul style="list-style-type: none"> <li>• Alternative options were limited to a broad consideration of the amount of residential and employment development in each town during the Issues and Options consultation. Alternative development options were never presented to the public, going against the Regulations and National Guidance</li> <li>• Each town assessed separately, with the balance of development between towns not considered. Changing levels in housing delivery not assessed under SA</li> <li>• Plan does not consider or evaluate alternative hubs and clusters and Appendix G only assesses those settlements within the Plan</li> <li>• For those settlements which are not identified as hubs or clusters, alternative development has not been evaluated</li> <li>• Plan has not assessed reasonable alternatives to DM policies or evaluate alternative approaches to the policy issues</li> </ul>	Not legally compliant	See response to H Howie, Berrys above.
English Heritage 252	<ul style="list-style-type: none"> <li>• English Heritage have been unable to access earlier iterations of the report as they have not been available for consultation</li> </ul>	Unsound	<p><b>No change proposed.</b> The Plan has been subject to SA at all stages. Each SA has been consulted on alongside the Plan</p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<ul style="list-style-type: none"> <li>• Unable to access how the Plan has changed and been amended especially in relation to the Historic Environment</li> </ul>		documents and the responses used to inform policy development and site allocation.
	<ul style="list-style-type: none"> <li>• English Heritage have been unable to assess how the principles of sustainable development have been applied to the sites identified within the Plan and whether alternative sites have been considered Issues raised with Council in April 2014; information requested by English Heritage, to assess whether heritage assessments have been undertaken for site allocations</li> <li>• English Heritage still awaiting information</li> </ul>	Unsound	<p><b>No change proposed:</b></p> <p>The Council has assessed the potential impact of development on heritage assets in all three stages of a consistent site assessment process.</p> <p>Policy MD13 requires Heritage Assessments to be submitted for all planning proposals which are likely to affect the significance of a heritage asset or the contribution made by its setting. A Heritage Assessment is not realistic at the site allocation stage since full details of the development are not available. Such an approach is considered inappropriate and disproportionate in the context of national policy NPPF (128; 158; 169-170).</p>
	<ul style="list-style-type: none"> <li>• Concerns over whether the Sustainability Appraisal has been prepared in accordance with the SEA Directive</li> </ul>	Unsound	<p><b>No change proposed:</b></p> <p>The SA complies with guidance, as shown in Table 2 of the SA report, “SEA Directive</p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
			Requirements and where they have been met.”
Susan Jenkins 221	<ul style="list-style-type: none"> <li>• SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>• Process of identifying hubs and clusters is not pre-determined by the Core Strategy, but by SAMDev through a detailed assessment. As part of this, reasonable alternatives should be considered.</li> <li>• SAMDev has followed the wishes of the Parish Council when decided on hubs and clusters</li> <li>• Level of development within hubs and clusters has not been clearly considered in relation to the size of the settlement</li> <li>• Scale of development has been assessed only in very general terms and makes reference to the assessment done at Issues and Options stage. Assessments have been done in isolation, with no thought to alternatives distributions of development</li> <li>• Assessments of towns and key centres have not been re-done since Issues and Options stage, despite significant changes being made.</li> </ul>	Unsound Not legally compliant	<p><b>No change proposed:</b></p> <p>See response to H Howie (Berry's) above.</p>



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	<ul style="list-style-type: none"> <li>Assessments of the sites has also been done in isolation rather than considered as a whole town. Alternative sites have not been considered and in some cases it is not clear why some sites have been chosen.</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change proposed.</b></p> <p>This is not a SA issue. However the site assessment process (which includes SA) considered a large number of alternative sites for each town. The Stage 1 and 2b assessment sheets provide clear evidence as to the suitability of individual sites and reasoned justifications for site choice.</p>
<p>Helen Howie, Berry's, representing Sansaw Estates 224</p>	<ul style="list-style-type: none"> <li>SA doesn't meet guidance set out in the Environmental Assessment of Plans and Programmes Regulations 2004</li> <li>The assessment of hubs and clusters only assesses those settlements which are already included within the SAMDev Plan and doesn't consider those not proposed for designation.</li> <li>Plan has not considered alternatives to rural development management policies. Alternative approaches to the issues set out have not been evaluated. Whilst the Core Strategy narrowed the options for DM policies, there should still be an obligation to consider alternatives. In failing to consider reasonable alternatives, the Council are in breach of the European Directive on Strategic Environmental</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change proposed:</b></p> <p>See response to H Howie (Berry's) above.</p>

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	<p>Assessment (2001/42/EC).</p> <ul style="list-style-type: none"> <li>• Inclusion of hubs and clusters has been based on the wished of the Parish Council's and there is a lack of robust justification to these choices</li> <li>• Hadnall was proposed as a hub within the Issues and Options consultation and is considered to be a sustainable settlement, with a good range of services and facilities. There is no explanation within the Plan as to why Hadnall has now been given countryside designation.</li> </ul>		
<p>Bridgnorth Society SM41</p> <p style="text-align: right;">Civic</p>	<ul style="list-style-type: none"> <li>• Sustainability Appraisal Report is deficient.</li> <li>• Summary for Bridgnorth does not accurately reflect the social, economic and environmental factors</li> <li>• The summary contains unsupported assertions regarding the benefit of higher scales of development</li> <li>• Concerned that higher levels of development will result in poorer design</li> </ul>	<p>Unsound Not legally compliant</p>	<p><b>No change proposed</b></p> <p>Levels of development have been set by Core Strategy policy CS3. Shropshire Council feels that the Sustainability Appraisal objectives for social, economic and environmental factors have been applied appropriately</p>
<p>Environment Agency 169</p>	<ul style="list-style-type: none"> <li>• Concerns about flood risk and waste water infrastructure which should be cross-referenced with SA</li> <li>• Outcome of further work on flood risk and waste water infrastructure could have an</li> </ul>	<p>Not legally compliant</p>	<p><b>No change proposed</b></p> <p>Any significant modifications to the Plan arising from EA concerns will be subject to</p>

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Respondent	Issues Raised	Soundness Issue	Proposed Action / Response
	<p>impact on SA, in particular objectives 9, 10, 14 and 16</p>		<p>Sustainability Appraisal.</p>
<p>Woodland Trust 191</p>	<ul style="list-style-type: none"> <li>The Plan should be accompanied by an SEA as well as an SA</li> </ul>		<p><b>No change proposed.</b> SA includes SEA so there is no need for separate assessment</p>
<p>Anne Walker Shropshire and Telford Asperger Carers Support Group 50</p>	<p>I wish to comment on the limitations of the Plan. I refer to the SAMDev Table 16(page120) SA Indicators, item 2(Housing special requirements). The above does not seem to cover the requirements of Local Authorities under The Autism Strategy issued by the Government in March 2010.</p>		<p>The Council considers that Sustainability Objectives 2 and 8 - "Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society" and "Create active and healthier communities for all and reduce inequalities in health services" comply with the requirements of the Autism Strategy 2010 and that the indicators in table 16 are sufficient to monitor these objectives.</p>

**Appendix B: Review of Relevant Plans, Programmes, Policies and Strategies**

Plan/Programme	Key objectives relevant to SAMDev and SA	Implications for SAMDev
<b>INTERNATIONAL AND EUROPEAN</b>		
<p><b>Convention on Environment and Development, Rio de Janeiro (1992)</b></p>	<ul style="list-style-type: none"> <li>• All parties should work together to decrease the economic disparities amongst people and eliminate unsustainable patterns of production and consumption.</li> <li>• The convention identifies the need for national strategies to be produced that ensure the conservation of biological diversity and its sustainable use.</li> <li>• The SA will have objectives relating to delivery of sustainable development.</li> </ul>	<p>SAMDev will consider sustainable development throughout. Environmental considerations will be given to the formation of new policy and will constitute a key theme of the SAMDev process.</p> <p>Energy and resource consumption will feature throughout the plans and will bear heavily on the plan policies.</p>
<p><b>EC Directive on Ambient Air Quality 96/62/EC (Air Quality Framework Directive)</b></p>	<ul style="list-style-type: none"> <li>• This Directive covers the revision of previously existing legislation and the introduction of new air quality standards for previously unregulated air pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone – pollutants governed by already existing ambient air quality objectives- and benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.</li> <li>• The SA will incorporate issues and objectives relating to the protection of air quality.</li> </ul>	<p>SAMDev should support the aims of the Directive and consider the importance of air quality to human health and the wider environment.</p>
<p><b>EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)</b></p>	<p>Requires that development can only be allowed where it does not impact on important sites that protect habitats otherwise compensation measures must be put in place.</p> <p>The SA will include indicators relating to natural habitat conservation.</p>	<p>SAMDev will consider the overall protection of the environment, including designated sites such as Sites of Special Scientific Interest (SSSIs), SAC's, and other environmentally sensitive areas, as well as preserving the character of</p>

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		the landscape.
<b>EC Directive on Conservation of Wild Birds (79/409/EEC) (The Birds Directive)</b>	<p>The Directive covers the protection, management and control of these species and lays down rules for their exploitation. It applies to birds, their eggs and nests. The Directive requires that measures are taken to preserve, maintain or re-establish a diversity of habitats for all the birds listed in Article I.</p> <p>The SA will include objectives relating to habitat and species protection.</p>	SAMDev must consider the impact of development for habitat and species protection.
<b>EC Directive on Landfilling Waste (1999/31/EEC)</b>	<ul style="list-style-type: none"> <li>• By 2010, to reduce bio-degradable municipal waste landfilled to 75% of that produced in 1995; by 2013, to reduce the proportion to 50%; and by 2020 to reduce to 35% of that produced in 1995;</li> <li>• Banning co-disposal of non-hazardous and hazardous wastes, and requiring separate landfills for hazardous, non-hazardous and inert wastes;</li> <li>• Banning landfilling of tyres;</li> <li>• Banning landfilling of liquid wastes, infectious clinical wastes and certain types of hazardous wastes; by 2001.</li> </ul>	SAMDev should include policies to reflect the Directives aim to reduce the level of waste produced and sent to landfill.
<b>European Landscape Convention (2000)</b>	<ul style="list-style-type: none"> <li>• The Convention applies to natural, urban and suburban areas, whether on land, water or sea. It therefore concerns not just remarkable landscapes but also ordinary everyday landscapes and blighted areas.</li> <li>• The SA will include objectives relating the protection and enhancement of the landscapes of Shropshire.</li> </ul>	Shropshire has a diverse landscape typology. SAMDev should ensure that landscapes are appropriately protected and managed in accordance with the Convention.
<b>Johannesburg Declaration on Sustainable Development (2002)</b>	<p>The key objectives include:</p> <ul style="list-style-type: none"> <li>• Reducing by half people living in poverty by 2015;</li> <li>• Changing unsustainable patterns of production and consumption to increase employment;</li> <li>• Diversification of economies and improved access to markets;</li> <li>• Improved land and natural resource management and ecosystem conservation.</li> <li>• Greater resource efficiency.</li> </ul>	SAMDev will address the need to provide a holistic policy approach to sustainability for both the urban and rural areas of Shropshire, thereby ensuring that no area stands alone in policy production.
	<ul style="list-style-type: none"> <li>• A key objective set out in the Protocol is to reduce emissions of CO<sub>2</sub></li> </ul>	SAMDev should support the objectives

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<p><b>Kyoto Protocol to the UN Framework Convention on Climate Change (1997)</b></p>	<p>by 5% (12.5% in the UK) of the CO<sub>2</sub> levels in 1990 by 2008-2012. This is in order to stabilize and reduce the impact on the climate system by greenhouse gases in the atmosphere.</p> <ul style="list-style-type: none"> <li>• The SA will include environmental objectives that are linked closely to climate change and will look at the impact on local biodiversity should no such related objective be included.</li> <li>• The SA will consider environmental objectives that have a direct correlation to climate change, and will consider the potential impact of climate change on the local biodiversity if no environmental objectives are implemented.</li> </ul>	<p>of the Kyoto Protocol and will aim to include policies that will result in the overall reduction of CO<sub>2</sub> emissions.</p>
<p><b>Renewed Sustainable Development Strategy (2006)</b></p>	<p>The strategy sets overall objectives, targets and concrete actions for seven key priority challenges until 2010, many of which are predominantly environmental:</p> <ul style="list-style-type: none"> <li>• Climate change and clean energy</li> <li>• Sustainable transport</li> <li>• Sustainable production and consumption</li> <li>• Public health threats</li> <li>• Better management of natural resources</li> <li>• Social inclusion, demography and migration</li> <li>• Fighting global poverty</li> </ul>	<p>SAMDev should take into account the objectives of the Strategy. The aim of sustainable development should be implicit in its approach.</p>
<p><b>The Ramsar Convention on Wetlands of International importance, especially waterfowl habitat (1971)</b></p>	<ul style="list-style-type: none"> <li>• The Ramsar sites should be recognised in the SA Framework through objectives that highlight the protection and enhancement of protected / designated sites for biodiversity. It should also be included in the baseline information.</li> </ul>	<p>SAMDev will aim to protect all local landscape designations including Sites of Special Scientific Interest (SSSIs) and Ramsar sites.</p>
<p><b>Waste Framework Directive ((91/156/EEC)</b></p>	<p>Member States should take the necessary measures to ensure that waste is recovered or disposed of without endangering human life or harming the environment, and in particular without:</p> <ul style="list-style-type: none"> <li>• risk to water, air, soil and plants and animals;</li> <li>• causing a nuisance through noise or odours; and</li> <li>• adversely affecting the countryside or places of special</li> </ul>	<p>SAMDev should ensure the sustainable management of waste. Policies should encourage the minimal production of waste and increase the potential for recycling.</p>

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	<p>interest.</p> <p>The SA will incorporate issues and objectives relating to the efficient use of materials including more use of recycling of waste.</p>	
<b>Water Framework Directive (2000/60/EC)</b>	<p>Its aims are to:</p> <ul style="list-style-type: none"> <li>• Prevent deterioration of aquatic ecosystems and associated wetlands</li> <li>• Promote the sustainable use of water</li> <li>• Reduce pollution of water</li> <li>• Introduce a co-ordinated approach to water management based on the concept of river basin planning</li> </ul>	SAMDev will have a significant role to play in protecting and managing ground and surface water quality. It is important that water resources within Shropshire are not harmed by development.

<b>NATIONAL</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to SAMDev and SA</b>	<b>Implications for SAMDev</b>
<b>National Planning Policy Framework</b>	<ul style="list-style-type: none"> <li>• Promoting sustainable transport</li> <li>• Supporting high quality communications infrastructure</li> <li>• Delivering a wide choice of high quality homes</li> <li>• Requiring good design</li> <li>• Promoting healthy communities</li> <li>• Protecting Green Belt land</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Facilitating the sustainable use of materials</li> </ul>	<p>Requirements of national planning guidance should be reflected in the SA framework.</p> <p>SAMDEV will consider the need to encourage future development in a sustainable manner</p>
<b>Planning Policy Guidance 4: Industrial and Commercial Development and Small Firms (1992)</b>	<p>The key aims guidance include:</p> <ul style="list-style-type: none"> <li>• Minimising the length and number of trips made by motor vehicles in connection to new development</li> <li>• Encouraging development in locations that can be served by energy efficient modes of transport</li> <li>• Discouraging development that would add to congestion</li> <li>• Integrate areas of industry and commerce with residential development but avoid incompatibility</li> </ul>	SAMDev will consider provision for 'accessibility to services' and will provide for development to be situated in sustainable locations.

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	<ul style="list-style-type: none"> <li>Considering new development alongside countryside protection in rural areas.</li> </ul> <p>The SA will consider the sustainability impact of the siting of business land in any particular location. It will consider the environmental impact with regards to transport and will prevent any development that is likely to have a significant effect on the degradation of the environment within the County</p>	
<p><b>Planning Policy Statement 6: Planning in Town Centres (2005)</b></p>	<p>3. The Government's key objective for town centres is to promote vital and viable city, town and other centres by:</p> <ul style="list-style-type: none"> <li>Planning for growth of existing town centres;</li> <li>Promoting and enhancing existing centres by focussing development in such centres; and</li> <li>Encouraging a wide range of services in a good environment, accessible to all</li> </ul> <p>The SA needs to take into account the overall approach to future retail development and the need to promote viability of town centres and smaller centres.</p> <p>The SA will consider the implications for sustainability in the development of land both within and outside town centres.</p>	<p>SAMDev process will set out a spatial vision and hierarchy for economic development as well as an assessment of the need and scale of development and impact on existing centres. It is important that, where possible, locations are accessible by a number of means of transport to encourage sustainable transport choices and reduce the need to travel.</p>
<p><b>Planning Policy Statement 10: Planning for Sustainable Waste Management (2005)</b></p>	<p>The SA will provide objectives that seek to eliminate the over-production of waste and its poor management.</p>	<p>SAMDev will consider and support County wide initiatives in the management of waste and will seek to maximise the efficient use of resources.</p>
<p><b>Planning Policy Guidance 15: Planning and the Historic Environment (1994)</b></p>	<p>PPG 15's aims include:</p> <ul style="list-style-type: none"> <li>Effective protection of all aspects of the historic environment;</li> <li>The physical survivals of our past are to be valued and protected as part of our cultural heritage; and</li> <li>The need for economic growth is reconciled with the need to protect the historic environment.</li> </ul> <p>The SA will seek to promote the preservation of historically important areas through objectives that aim to achieve a balance between innovation and growth, and conservation.</p>	<p>SAMDev will seek to retain and enhance cultural and historic characteristics within Shropshire's locally distinctive environment including buildings, landscape features and sites of historical importance.</p>



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<p><b>Planning Policy Guidance 16: Archaeology and Planning (1990)</b></p>	<p>SA objectives will seek to preserve historically important areas whilst attempting to achieve a balance between growth and conservation.</p>	<p>SAMDev process should identify, preserve and enhance areas of archaeological interest and their settings.</p>
<p><b>Planning for Tourism: A Good Practice Guide (2006)</b></p>	<p>Those preparing LDFs need to decide how to deal with tourism issues within the framework. This approach should seek to produce a plan which is integrated with other strategies that have been prepared for the area, including any that relate to the future of tourism. In locations where the future development of tourism is a key issue for the local authority, it will be appropriate for SAMDev to cover tourism issues together with any objectives relevant to tourism. In other local authorities it may be that the plan's broad approach to economic growth and regeneration sets the framework for the future development of tourism. In these cases this relationship should be acknowledged and taken into account in the development of SAMDev.</p>	<p>SAMDev should take account of the general principles within the good practice guide, which include how to devise good tourism policies. There are a number of assets (such as historic markets towns, conservation areas and the AONB) within Shropshire which have potential for promoting tourism. However, measures will need to be identified to protect these key assets from over-exploitation e.g. promoting alternative areas, and assess the wider economic and social consequences of tourism growth.</p>
<p><b>Mineral Planning Guidance 6: Guidelines for aggregates provision in England</b></p>	<ul style="list-style-type: none"> <li>• The SA will take account of environmental issues concerning minerals development.</li> <li>• The supply of aggregate is essential for continued economic prosperity, but has the potential to adversely effect the environment.</li> <li>• The SA will provide a Sustainability Framework including environmental, economic and social objectives. This will be used to measure the policies concerning supply of aggregate.</li> </ul>	<p>SAMDev will need to provide a set of policies to adequately provide enough aggregate for the construction industry. Policies will be developed detailing the environmental requirements for mineral developers to meet.</p>
<p><b>Building a Greener Future: policy statement (CLG,</b></p>	<p>Key objectives include meeting the zero carbon standard for all new homes by 2016 (net emissions from homes of zero) with a progressive tightening of energy efficiency building regulations by 25% by 2010 and by 44% by 2013.</p>	<p>SAMDev should seek to encourage development that reduces overall carbon emissions. Developers of new homes should</p>

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<b>2007)</b>	The SA will ensure the reduction in carbon emissions is one of its key objectives.	meet the targets of the policy statement.
<b>Climate Change Bill (Defra, 2007)</b>	<p>As well as the key objective of carbon emissions reduction the Bill introduces a system of five-year carbon budgets, which set binding limits on CO<sub>2</sub> emissions and ensure that every year's emissions count. Three successive budgets (set 15 years ahead) will always be in law. The Bill also introduces a Committee on Climate Change in an advisory role to the Government.</p> <p>Amendments to the Bill include:</p> <ul style="list-style-type: none"> <li>• Increasing strength of UK's carbon management framework by asking the Committee on Climate Change to report on whether target of 60% should be more robust (and possibly set at 80%);</li> <li>• Increasing the transparency and accountability of the UK's climate programme, by requiring the Committee to publish analysis and advice to Government on setting five-yearly carbon budget targets; and</li> <li>• Enhancing role and independence of Committee on Climate Change by requiring Government to seek Committee's advice before amending 2020-2050 emissions targets.</li> </ul>	SAMDev should directly contribute to the UK's carbon emissions targets by including policies that help reduce the carbon emissions of Shropshire.
<b>Climate Change: The UK Programme (Defra, 2006)</b>	<ul style="list-style-type: none"> <li>• The UK Programme reiterates and goes beyond the UK's commitment to the Kyoto agreement, aiming to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. A number of SA objectives support the aim of reducing carbon dioxide emissions.</li> </ul>	SAMDev should include policies that help to reduce carbon dioxide emissions.
<b>Code for Sustainable Homes: A Step Change in Sustainable Home Building Practice (CLG, 2006)</b>	<p>The Code has been introduced to drive a <i>step change</i> in sustainable home building practice. It is a standard for key elements of design and construction which affect the sustainability of a new home. The aim is for the Code to become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of home. Seven areas are considered:</p> <ul style="list-style-type: none"> <li>• Energy efficiency /CO<sub>2</sub> emissions</li> </ul>	SAMDev should encourage all developers to meet with best practice as set out in the Code for Sustainable Homes.

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	<ul style="list-style-type: none"> <li>• Water efficiency</li> <li>• Surface water management</li> <li>• Site Waste Management</li> <li>• Household Waste Management</li> <li>• Use of Materials</li> <li>• Lifetime homes</li> </ul> <p>The Code is now mandatory for publicly funded development and will be enforced at Code level 3 through the Building Regulations from 2010. All new homes must be rated against the Code from 1<sup>st</sup> May 2008.</p>	
<p><b>Countryside Rights of Way Act (CROW) (2000)</b></p>	<p>The act:</p> <ul style="list-style-type: none"> <li>• Extends the public’s ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers;</li> <li>• Creates new statutory right of access to open country and registered common land;</li> <li>• Modernises Right of Way system;</li> <li>• Gives greater protection to SSSIs;</li> <li>• Provides better management arrangements for AONBs; and</li> <li>• Strengthens wildlife enforcement legislation.</li> </ul> <p>The SA will provide indicators to monitor the preservation of the local landscape and objectives will be developed in that respect.</p>	<p>Shropshire has around 5,500kms of rights of way. Development should be planned to enhance access to the countryside and to protect sites designated for nature conservation. SAMDev will consider access to the countryside and will ensure that in doing so, there should be no adverse impact on the local landscape.</p>
<p><b>Energy White Paper – Meeting the Challenge (DTI, 2007)</b></p>	<p>It’s key objectives are to:</p> <ul style="list-style-type: none"> <li>• Establish an international framework to tackle climate;</li> <li>• Provide legally binding carbon targets for the whole</li> <li>• reducing emissions;</li> <li>• Make further progress in achieving fully competitive</li> <li>• international markets;</li> <li>• Encourage more energy saving through better information, regulation;</li> <li>• Provide more support for low carbon technologies; and</li> <li>• Ensure the right conditions for investment.</li> </ul> <p>Both energy efficiency and the generation of energy from renewable sources will be addressed in the SA’s objectives.</p>	<p>SAMDev should seek to reduce the County’s energy usage wherever possible, through locating development sustainably and ensuring that energy efficient measures are employed. In addition, SAMDev should consider opportunities for incorporating renewable energy schemes. Policies should positively encourage the use of renewable energy technologies.</p>

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<p><b>Environmental Quality in Spatial Planning (Countryside Agency, English Heritage, English Nature, Environment Agency, 2005)</b></p>	<p>The document seeks to promote a plan making system that encourages development that:</p> <ul style="list-style-type: none"> <li>• is more sustainable, both in built form and location;</li> <li>• respects the ability of the environment to accommodate change (including climate change);</li> <li>• avoids damage to and increases or enhances the environmental resource;</li> <li>• reduces risks to, and potentially arising from, the environment;</li> <li>• respects local distinctiveness and sense of place and is of high design quality, so that it is valued by communities; and</li> <li>• reflects local needs and provides local benefits.</li> </ul> <p>The SA objectives will consider fully the three objectives of sustainable development: economic, social and environmental.</p>	<p>SAMDev will aim to protect the distinctiveness and character of the local landscape and will aim to prevent any development that is likely to cause irreversible damage to the natural environment.</p> <p>Full use of the guidance will be made in the production of SAMDev.</p>
<p><b>Game Plan (2020): A Strategy for Delivering Government's Sport and Physical Activity objectives (DCMS, 2002)</b></p>	<p>Game Plan includes two overarching objectives:</p> <ul style="list-style-type: none"> <li>• a major increase in participation in sport and physical activity, primarily because of the significant health benefits and reduce the costs of inactivity; and</li> <li>• a sustainable improvement in success in international competition, particularly in the sports which matter most to the public, primarily because of the “feel good factor” associated with winning.</li> </ul> <p>The Strategy has a long term target of achieving 70% mass participation by 2020. This will be achieved through tackling barriers to participation such as cost, information, motivation and improving provision. The SA will include objectives relating to active lifestyles.</p>	<p>SAMDev should encourage Shropshire's residents to make healthy lifestyle choices, and ensure the protection and provision of open space, sport and recreation facilities.</p>
<p><b>Heritage Protection for the 21st Century: Heritage White Paper (DCMS, 2007)</b></p>	<p>Objectives for wider planning areas include:</p> <ul style="list-style-type: none"> <li>• merging listed building and scheduled ancient building regimes;</li> <li>• removing conservation area consent;</li> <li>• making demolition and part demolition works in conservation areas subject to a requirement for planning permission; and</li> <li>• cultural asset management in the marine environment.</li> </ul>	<p>SAMDev should have regard for the White Paper's objectives and ensure that the protection of Shropshire's rich built and historic environment is covered within its policies.</p>
	<ul style="list-style-type: none"> <li>• The Bill aims to give councils more freedom and incentives to</li> </ul>	<p>SAMDev should have regard for</p>

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<p><b>Housing and Regeneration Bill (CLG, 2007)</b></p>	<p>build new homes, and makes rating against the Code for Sustainable Homes mandatory for new homes.</p> <ul style="list-style-type: none"> <li>• The Bill aims to support the delivery of housing supply (and specifically affordable housing) through the creation of the Homes and Communities Agency, and reforms social housing and social housing regulation to promote better services for tenants.</li> <li>• The SA will include objectives relating the delivery of housing.</li> </ul>	<p>the key elements of the Bill. Encouraging the development of the appropriate number of houses, with a mixture of the tenure and type of housing, should be a fundamental part of SAMDev.</p>
<p><b>Natural Environment and Rural Communities Act (NERC) (2006)</b></p>	<ul style="list-style-type: none"> <li>• Section 40 of the Act states that <i>“every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”</i>.</li> <li>• The Act stresses that biodiversity conservation should not be viewed solely as an environmental issue, but a core component of sustainable development, which underpins economic development and prosperity and offers a range of quality of life benefits across a range of local authority service areas.</li> </ul>	<p>The new biodiversity duty requires local authorities to take their impact on biodiversity into account in all decision-making. It also requires local authorities to not only protect biodiversity but also restore and enhance biodiversity.</p> <p>SAMDev should ensure that the Act’s key requirements are reflected in its policies.</p>
<p><b>Planning for a Sustainable Future: White Paper (CLG, 2007)</b></p>	<p>The White Paper proposes reforms on how decisions are taken on nationally significant infrastructure projects - including energy, waste, waste-water and transport - responding to the challenges of economic globalisation and climate change.</p> <p>It also proposes further reforms to the Town and Country Planning system. Five core principles underpin the Government’s proposals:</p> <ul style="list-style-type: none"> <li>• planning must be responsive, particularly to longer term challenges such as increasing globalisation and climate change, and properly integrate our economic, social and environmental objectives to deliver sustainable development;</li> <li>• the planning system should be streamlined, efficient and predictable;</li> <li>• there must be full and fair opportunities for public consultation</li> </ul>	<p>The aims and objectives of the White Paper, and wider issues of sustainability, will be taken into account whilst producing SAMDev.</p>

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	<p>and community engagement;</p> <ul style="list-style-type: none"> <li>• the planning system should be transparent and accountable; and</li> <li>• planning should be undertaken at the right level of government – national, regional and local.</li> </ul> <p>Sustainability is inherent in the SA process as a whole, which integrates economic, social and environmental objectives.</p>	
<p><b>Rural Strategy (Defra, 2004)</b></p>	<p>The economic objective for rural areas has two components:</p> <ul style="list-style-type: none"> <li>• Building on the economic success of the majority of rural areas to ensure they contribute fully to national, regional and local economic prosperity; and</li> <li>• Tackling the structural economic weaknesses and accompanying poor social conditions that exist in a minority of rural areas.</li> </ul> <p>The social justice policy has two strands:</p> <ul style="list-style-type: none"> <li>• For the majority of rural England which is fundamentally prosperous our social priorities are to ensure fair access to public services and affordable housing; and</li> <li>• In both more and less prosperous areas, to tackle social exclusion wherever it occurs.</li> </ul> <p>The value of the environment should be enhanced through:</p> <ul style="list-style-type: none"> <li>• Continuing to take action to protect and enhance the rural and urban environments; and</li> <li>• Enhancing the value and natural beauty of the countryside for real communities and for the benefit of society in general.</li> </ul>	<p>The majority of Shropshire is rural. SAMDev should seek to address issues of deprivation and social injustice, including limitations on access to services, where this is considered a problem.</p> <p>It is also important that the protection and enhancement of the environmental value of Shropshire contributes to sustainable rural communities.</p>
<p><b>Soil Strategy for England (Draft) (Defra, 2008)</b></p>	<p>The strategy includes these key objectives:</p> <ul style="list-style-type: none"> <li>• ensure measures for the protection of soil functions for agriculture and forestry soils are effective and take account of future pressures;</li> <li>• reduce rate of soil organic matter decline and protect habitats based on organic soils, such as peat bogs, to maintain carbon stores and soil quality;</li> <li>• establish risk of putting organic material on soils and wider</li> </ul>	<p>SAMDev must have regard to the objectives of the Soil Strategy and ensure that policies do not lead to a degradation of the qualities and functions of the soils in the County.</p>

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	<p>consequences of doing, and seek to keep risks at the minimal level; and</p> <ul style="list-style-type: none"> <li>• Ensure that construction industry and planning authorities take account of the need to protect soil resources and ensure they can fulfil functions, especially storing, transporting and filtering water.</li> </ul>	
<p><b>UK Sustainable Development Strategy: Securing the Future (Defra, 2005)</b></p>	<p>The guiding principles bring together and build on the various previously existing UK principles to set out an overarching approach that the four separate strategies of the Government and devolved administrations can share. These are:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good Governance; and</li> <li>• Using sound science responsibly.</li> </ul> <p>The SA will provide objectives that will seek to focus on sustainable patterns of consumption and production and will reflect the requirements to tackle climate change. Objectives will reflect the need to create sustainable communities and involve those communities in the decisions that affect them.</p>	<p>SAMDev should provide the spatial expression of the UK Sustainable Development Strategy for the County and will therefore have a strong regard for its principles.</p>
<p><b>UK Biodiversity Action Plan (UK Biodiversity Action Group, 1994)</b></p>	<p>The aims of the strategy are to ensure that:</p> <ul style="list-style-type: none"> <li>• Construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible;</li> <li>• Biodiversity conservation is integral to sustainable urban communities, both on the built environment, and in parks and green spaces; and</li> <li>• Biodiversity conservation is integral to measures to improve the quality of people's lives.</li> </ul> <p>The SA will identify the need to protect local biodiversity. The Shropshire Biodiversity Action Plan (reviewed in the Countywide section) aims to monitor the changing biodiversity across the County.</p>	<p>SAMDev should seek to protect and enhance biodiversity by protecting habitats and species as well as promoting broader biodiversity values through the promotion of wildlife friendly developments which have the potential to enhance biodiversity values.</p>
	<p>The government looks to a future in which:</p>	<p>Shropshire's historic environment</p>

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<p><b>The Historic Environment: A Force for our Future (DCMS, 2001)</b></p>	<ul style="list-style-type: none"> <li>• Public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies;</li> <li>• The full potential of the historic environment as a learning resource is realised;</li> <li>• The historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage;</li> <li>• The historic environment is protected and sustained for the benefit of our own and future generations; and</li> <li>• The historic environment's importance as an economic asset is skilfully harnessed.</li> </ul> <p>SA objectives will seek to preserve historically important areas whilst attempting to achieve a balance between growth and conservation.</p>	<p>is rich and varied. SAMDev will need to ensure the historic environment is protected, enhanced and promoted where possible.</p>
<p><b>Waste Strategy for England (Defra, 2007)</b></p>	<p>The Strategy sets out an overall objective for England to achieve less waste, more material recovery, energy from waste and much less landfill. To achieve this, the Strategy sets objectives for different sectors:</p> <ul style="list-style-type: none"> <li>• Business: Build resource efficiency into business model; produce less waste; design less wasteful products; and use recycled inputs.</li> <li>• Retailers: Reduce packaging and usage of single use carrier bags; use influence on consumers and supply chain.</li> <li>• Consumers: Produce less waste; purchase responsibly; and separate their waste into recyclables.</li> <li>• Local authorities: Provide convenient recycling service for household and commercial users; provide local leadership to plan and invest in new infrastructure.</li> <li>• Waste management industry: Provide flexible sustainable waste services to customers; invest in recycling and recovery facilities; and observe high environmental standards</li> </ul> <p>The Waste Strategy sets targets of:</p> <ul style="list-style-type: none"> <li>• Annual greenhouse gas emissions: 2020: reduction of 10 million</li> </ul>	<p>SAMDev should have regard for the importance of good waste management within the County.</p> <p>SAMDev should encourage the development of recycling and composting facilities which are accessible to communities, preferably by sustainable transport modes.</p>



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	<p>tonnes of CO2 equivalents</p> <ul style="list-style-type: none"> <li>• Household waste recycling: 2010: 40%; 2015: 45%; 2020: 50%</li> <li>• Household residual waste: 2010: 29% reduction; 2015: 35% reduction; 2020: 45% reduction from 2000 levels</li> <li>• Municipal waste recovery: 2010: 53%; 2015: 67%; 2020: 75%</li> </ul>	
<p><b>Water Strategy – Future Water (Defra, 2008)</b></p>	<p>The Strategy's proposals include an aim to reduce water usage to 120 litres per person per day by 2030 (from the current level of roughly 150 litres per person per day). Other aims include new proposals to tackle surface water drainage and water pollution by encouraging the development of more adaptable drainage systems and promoting more proactive engagement between water authorities and the planning process. An understanding of the future risks of river and coastal flooding should be fully embedded into the spatial planning system, and public awareness of the causes and consequences of surface water runoff, and actions that can be taken to reduce it, should be improved.</p>	<p>SAMDev should reflect Future Water's key aims and ensure that policies contribute to good ground and surface water management practice. Its policies should also lead to development that does not negatively affect flood risk.</p>
<p><b>Wildlife and Countryside Act (1981)</b></p>	<p>The Act makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. The Act provides for the notification of SSSIs by country agencies. The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in <u>Schedule 8</u>, and prohibits the unauthorized intentional uprooting of such plants. SA objectives should reflect the principles of the Act.</p>	<p>SAMDev should have regard for the Act and ensure that Shropshire's wildlife is protected. SAMDev should particularly have regard for sites designated for their biodiversity although all areas are covered within the Act.</p>

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<p><b>Working with the Grain of Nature - England Bio-diversity Strategy (Defra, 2002)</b></p>	<p>The Strategy sets out a series of objectives to ensure that biodiversity is a consideration in:</p> <ul style="list-style-type: none"> <li>• Agriculture: Encourage the management of farming and agricultural land;</li> <li>• Water: The sustainable use of water;</li> <li>• Woodland: The management and extension of woodland to increase bio-diversity;</li> <li>• Urban areas: Mixing bio-diversity in sustainable communities i.e. urban green parks.</li> </ul> <p>The SA will include objectives that seek to protect and encourage bio-diversity.</p>	<p>Sustainability and bio-diversity will be key issues considered during the production of SAMDev. SAMDev should have regard to the objective of protecting and enhancing the rich biodiversity within Shropshire.</p>
<p><b>Planning a Future for the Inland Waterways, a Good Practice Guide, IWAAC, DTLR &amp; DEFRA, 2001</b></p>	<p>Highlights the potential of waterways in regeneration – practical advice`</p>	<p>Assessment of opportunities provided by waterways is important in terms of the impact across a broad spectrum of topics.</p>
<p><b>Waterways for Tomorrow, DEFRA, 2000</b></p>	<p>Objective – promotion of waterways, encouraging their use and development</p>	<p>Assessment of opportunities provided by waterways is important in terms of the impact across a broad spectrum of topics.</p>
<p><b>‘Working with the Grain of Nature’ – A Biodiversity Strategy for England, DEFRA, 2002</b></p>	<p>Strategy aims to ensure biodiversity considerations are embedded in all sections of public policy. Sets out key species for concern in different environments</p>	<p>Consideration of direct and indirect impacts of plan policies on the natural environment</p>
<p><b>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Volume 1</b></p>	<p>Contains air quality targets and monitoring process for pollutants</p>	<p>Integration of air quality considerations into appraisal process</p>

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<b>Green Spaces: Better Urban Spaces Taskforce, DTLR, 2002</b>	Sets out basis for developing new national strategy for urban parks and green spaces; reversing decline and increasing quality of life and opportunities for urban renaissance	SA process can assess impacts of development on important urban open space. Implications for health and other social factors
<b>Accessible Green Standards in Towns and Cities: A Review and Toolkit for their Implementation: English Nature Research Reports Report Number 526, 2003</b>	Sets out recommendations for access to green space as well as a method for approaching provision through assessment, analysis and response	SA should take into account the health and natural environment implications of future open space development
<b>'Our Towns &amp; Cities: The Future' (Urban White Paper), DETR, 2000</b>	Objective is to have towns and cities which offer high quality of life and opportunities for all – 'urban renaissance'	Improving social opportunities is an important part of sustainability appraisal.
<b>'The Future of Transport: A Network for 2030' (White Paper), DfT, 2004</b>	Presents the Government response to the demand for travel, minimizing the impact on people and the environment	Transport issues are covered in the SA process.

<b>COUNTY WIDE</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to SAMDev and SA</b>	<b>Implications for SAMDev</b>
<b>Crime Reduction, community safety and Drug and</b>	The Strategy sets overarching aims under which objectives are set to: <ul style="list-style-type: none"> <li>• tackle and reduce crime, burglaries, anti-social behaviour and violence in public places;</li> <li>• reduce harm caused by substance and alcohol misuse;</li> </ul>	SAMDev should reflect the key objectives and targets of the Strategy. It should promote safe and healthy communities

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<p><b>Alcohol Strategy 2001-2014 (Shropshire Council)</b></p>	<ul style="list-style-type: none"> <li>• develop the capacity of local services to tackle domestic violence and support the victims of domestic violence; and</li> <li>• support agencies in attempt to build confidence in reporting of hate crimes.</li> </ul> <p>Targets for the time period include:</p> <ul style="list-style-type: none"> <li>• 14% reduction in overall crime;</li> <li>• 60.2% increase in adult drug users in treatment;</li> <li>• 9.5% reduction in common assault; and</li> <li>• 11.7% reduction in domestic burglary.</li> </ul> <p>The SA will include objectives to consider the importance of safe and healthy communities.</p>	<p>throughout the whole of Shropshire and have regard for the Strategy's overall aims.</p>
<p><b>Corporate Climate Change Strategy 2011 (Shropshire Council)</b></p>	<p>The Strategy provides baseline information on CO2 emissions in Shropshire. Reference is made to the Royal Commission on Environmental Pollution, which has the objective of reducing CO2 emissions to 60% of 1990 levels by 2050.</p> <p>The SA will include objectives for environmental sustainability including the need to reduce CO2 emissions.</p>	<p>SAMDev should aim to reduce greenhouse gas emissions. This can be achieved through policies to reduce travel by car (e.g. encouraging walking and cycling/providing services, employment and housing in close proximity) and encouraging renewable energy.</p>
<p><b>Shropshire Community Strategy 2010 – 2020, A Flourishing Shropshire</b></p>	<p>The Shropshire Partnership Community Strategy sets out a number of objectives which include:</p> <ul style="list-style-type: none"> <li>- Helping children and families to be healthy, stay safe, achieve economic wellbeing and make a positive contribution;</li> <li>• Improving services for older people and vulnerable people;</li> <li>• Encouraging healthy and active lifestyles;</li> <li>• Providing opportunities for adult learning, leisure and cultural activities;</li> <li>• Reducing crime and anti-social behaviour;</li> <li>• Improving access to services locally;</li> <li>• Creating more affordable housing to rent or buy;</li> <li>• Creating more and better quality jobs, and improving workforce skills;</li> </ul>	<p>SAMDev will reflect the objectives set out in the Shropshire Partnership Community Strategy. It should aim to provide accessible services and facilities for all of Shropshire's residents whether they are in urban or rural areas, encourage walking and cycling, provide for sufficient employment and housing (including affordable housing) and aim to preserve and enhance a good quality local environment.</p>

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	<ul style="list-style-type: none"> <li>• Conserving and improving the environment; and</li> <li>• Creating safer and better maintained roads, and improving public transport;</li> </ul> <p>The objectives set out in the Shropshire Partnership Community Strategy will be covered in the SA Framework.</p>	
<p><b>Shropshire Local Transport Plan 2011-2026</b></p>	<p>There are four overarching aims:</p> <ul style="list-style-type: none"> <li>• Accessibility: To improve access to jobs and facilities in ways which are sustainable, particularly for people from disadvantaged groups or areas;</li> <li>• Environment: To protect and improve the built and natural environment and reduce the impact of traffic on local communities;</li> <li>• Economy: To support sustainable economic activity and rural regeneration;</li> <li>• Safety and health: To create safer roads and healthier, more secure communities.</li> </ul> <p>The SA objectives will encourage sustainable, accessible locations and transport systems</p>	<p>SAMDev will consider the transport plan and should attempt to support its objectives through sustainable development in accessible areas via a variety of means of transport. SAMDev will recognise the particular transport requirements for Shropshire.</p>
<p><b>Shropshire Biodiversity Partnership Delivery Plan 2009-2011</b></p>	<p>Shropshire's Biodiversity Action Plan (2006 revision) includes 50 specific action plans for 22 habitats and 55 species. The key objectives of the plan are to:</p> <ul style="list-style-type: none"> <li>• Maintain and enhance the populations and natural ranges of species, and the quality and extent of wildlife habitats and ecosystems in Shropshire;</li> <li>• Conserve internationally, nationally and regionally important and locally distinctive species, habitats and ecosystems and enhance their conservation status;</li> <li>• Maintain genetic variation within species;</li> <li>• Contribute to the conservation of biodiversity on a national, European and global scale;</li> <li>• Ensure that policies and practices that affect the environment but do not damage biodiversity, but instead contribute towards its conservation and enhancement;</li> </ul>	<p>SAMDev will support the aims of the BAP and will introduce policy that relates directly to the preservation of biodiversity in the County.</p> <p>Shropshire has a number of areas with national and international designations reflecting their rich biodiversity with 123 SSSIs.</p>

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	<p>Establish and maintain a comprehensive understanding of habitats and species in Shropshire through research, survey and monitoring;</p> <ul style="list-style-type: none"> <li>• To facilitate and annually monitor and review targets.</li> </ul>	
<p><b>Shropshire's Economic Growth Strategy 2012-2026</b></p>	<p>The key aims of this vision include the:</p> <ul style="list-style-type: none"> <li>- need to strengthen the business base in terms of business start-up processes and the competitiveness of established firms;</li> <li>• imperative for better opportunities for everyone, but particularly for Shropshire's young people;</li> <li>• need to harness the county's high quality environment in a sustainable and creative manner;</li> <li>• need to increase the incidence of activities relating to a higher value added activity and the knowledge economy;</li> <li>• need to improve the skills base across Shropshire and to do so in a manner that is consistent with the requirements of key businesses, both now and in the future.</li> </ul> <p>The SA will consider economic objectives with the aim of developing and diversifying economic activity. A list of key indicators will be developed to show trends in business activity.</p>	<p>SAMDev will focus on economic growth and diversity as a key theme. It will consider provisions currently made for business growth and the expansion thereof, as well as considering the potential for new business start-ups. Jobs, homes and services should be provided within easy access of one another and proposals for the development of infrastructure for learning and skills enhancement should be encouraged.</p>
<p><b>Shropshire Geodiversity Action Plan, consultation draft 2007</b></p>	<p>The Geodiversity Action Plan is grouped into four themes under which strategic aims and objectives are grouped:</p> <ul style="list-style-type: none"> <li>• Geoconservation and access</li> <li>• Knowledge and understanding</li> <li>• Interpretation and geotourism</li> <li>• Delivering plan actions</li> </ul> <p>The SA will consider the importance of maintaining Shropshire's geological diversity and historic environment.</p>	<p>SAMDev should build on national guidance and the Action Plan to secure the conservation and enhancement of Shropshire's geological assets.</p>
<p><b>Shropshire Hills AONB Management Plan 2004-2009 (Shropshire Hills AONB, 2009-2014)</b></p>	<p>The aims of the Shropshire Hills Management Plan are to:</p> <ul style="list-style-type: none"> <li>• Co-ordinate the activities of interested organisations and individuals in order to further conserve and enhance the special landscape character of the AONB; and</li> <li>• Provide a focus for the activities of the many organisations and individuals who live, work or have an interest in the Shropshire</li> </ul>	<p>SAMDev should avoid inappropriate development in the Shropshire Hills AONB, and encourage sustainable access to the AONB.</p>

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<b>(2014-2019 draft to be published 2014)</b>	<b>final to be early</b>	<p>Hills.</p> <p>These aims are set against key issues relating to the sustainable management of the distinctive landscape character of the Shropshire Hills; a supportive approach to rural industries that positively contribute to the Shropshire Hills; and recognition of the positive influence that tourists can bring to the AONB financially and to the quality of life.</p>	
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<b>LOCAL PLANS</b>		
<b>Plan/Programme</b>	<b>Key objectives relevant to SAMDev and SA</b>	<b>Implications for SAMDev</b>
<b>Shropshire Core Strategy 2010</b>	<p>The overall aims of the Core Strategy are to:</p> <ul style="list-style-type: none"> <li>• Provide high quality housing</li> <li>• Deliver high quality sustainable design</li> <li>• Deliver employment land</li> <li>• Protect greenbelt land</li> <li>• Adapt to climate change</li> <li>• Conserve the natural and historic environment</li> <li>• Support and expand existing infrastructure</li> </ul>	<p>SAMDEV should build on policy guidance to manage future development in a sustainable manner to help deliver sustainable communities</p>

## Appendix C: Issues and Options SA scoring matrices

Albrighton				
	Option A: minimum	Option B: a little below mid-range	Option C: a little above mid-range	Option D: maximum
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

SO	Option A	Option B	Option C	Option D	Commentary
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Albrighton which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Employment self-containment is high in Albrighton. The higher options have the potential to enhance the employment opportunities in Albrighton in line with housing development. The lowest will deliver a limited growth in employment opportunities. Each of the options should ensure there is a balance between housing growth and employment land.



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SO	Option A	Option B	Option C	Option D	Commentary
4	0	+	+	++	The lowest option is unlikely to have a significant effect on inward investment. The highest option could provide a more attractive setting for inward investment by ensuring a supply of housing and employment land for development and in supporting opportunities for improvements to infrastructure.
5	0	0	+	++	The higher options have the best opportunity to encourage increased rail use, and have potential to support improvements to local public transport infrastructure, including private sector improvements to the train station.
6	0	?	?	+	Modest increases in employment land and housing provision could encourage increased commuting to the West Midlands conurbation because of convenient rail access. The highest option has the best opportunity to achieve a critical mass of development and increase self-containment.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+/-	?	All levels of development expected will support and maintain local health care provision. However, higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become

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SO	Option A	Option B	Option C	Option D	Commentary
					more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design and use of the Town Design Statement offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Albrighton has two Conservation Areas, several listed buildings and is adjacent to a scheduled ancient monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Albrighton but the Donington and Albrighton Local Nature Reserve runs through the northern part of the town. All levels of development have the potential to affect this site but higher levels of development offer more opportunities to create new habitats and link this and other wildlife sites via developer contributions.
14	0	0	?/-	?/-	Albrighton is located in the Staffordshire and East Shropshire Water Resource Zone. Water demand will exceed supply in this zone by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Albrighton.
16	0/+	0/+	?	?	Albrighton Brook flows through the centre of Albrighton and both flood zones 2 and 3 extend into the settlement. Surface water flooding is also known to be an issue in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Albrighton. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Albrighton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Bishop's Castle</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Bishops Castle which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	+	+	+	++	Currently Bishop's Castle provides a key employment role for the local area. Ensuring Bishop's Castle has balanced housing/employment growth will help to maintain its role as a key centre and the higher options may help to potentially provide more high value employment opportunities. Each of the options is likely to have positive effects on this Sustainability Objective.

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SO	Option A	Option B	Option C	Option D	Commentary
4	0	+	+	+	The higher options have the potential to increase the attractiveness of the area for inward investment and lead to improvements in infrastructure. The lowest option is unlikely to have any significant positive or negative impacts.
5	0	+	+	++	A significant increase in housing growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions.
6	0	+	+	++	Increasing employment land provision significantly has potential to improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses. However, there would also likely to be an increase in short distance commuting from the surrounding rural hinterland.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as the town is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. Bishop's Castle has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage

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SO	Option A	Option B	Option C	Option D	Commentary
					systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Bishop's Castle contains a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Bishop's Castle.
16	0/+	0/+	?/+	?/+	The settlement is entirely located within flood zone 1 and is not therefore considered to be at risk of flooding from watercourses. Higher levels of development may increase the risk of surface water flooding as greater impermeable surfaces are introduced. However higher levels of development may provide economies of scale to manage surface water drainage in a coordinated

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SO	Option A	Option B	Option C	Option D	Commentary
					way and if designed appropriately could reduce flood risk and manage the impacts when flooding does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Bishop's Castle is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0	0	?	?	There are limited amounts of previously developed land available for redevelopment in Bishop's Castle. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Bridgnorth</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	The higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	+	Developing appropriate committed sites and identifying new sites will help to sustain and promote economic growth in the town and may contribute to greater self-containment. The town is tightly constrained which must be accounted for in allocating land which ever option is taken forward. It



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SO	Option A	Option B	Option C	Option D	Commentary
					is also important to ensure the historic character of Bridgnorth is retained to help promote sustainable tourism growth.
4	0	+	+	+	Promoting an appropriate supply of employment land and housing development will help to ensure that Bridgnorth has the capacity to maintain and enhance its role as market town and gain infrastructure improvements. However, it is important to ensure the unique historic character is maintained to ensure the attractiveness of the town for inward investment.
5	0	+	++	+/?	It is assumed that higher amounts of development will lead to more public and private investment in public transport, and could enable the development of green infrastructure networks for walking and cycling. Employment development would need to be balanced with housing growth; otherwise people could be more encouraged to commute further to work, which could lead to an overall increase in private car use.
6	0	+	++	+/?	An above mid-range increase in the amount of employment land provision and housing development, especially affordable housing could support more self-containment, discouraging the need for people to commute to the West Midlands conurbation. There is potential that higher levels of development would support the need and investment potential for an increase in services and facilities. Larger growth could lead to more in-commuting from rural areas surrounding Bridgnorth.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	Bridgnorth has undergone relatively recent improvements with the provision of a new medical centre in the town to complement the community hospital. All levels of development will support and help to maintain local health care provision, however higher levels of development may prove to be a pressure on health service provision in the town.

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SO	Option A	Option B	Option C	Option D	Commentary
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town with the significance of change increasing in line with the scale of development. However, careful design and in Low Town, the use of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Bridgnorth has a wealth of historic assets including a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for

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SO	Option A	Option B	Option C	Option D	Commentary
					incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Bridgnorth.
16	0/+	0/+	?	?	The River Severn flows through the centre of the settlement and both flood zones 2 and 3 extend into Bridgnorth. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Bridgnorth is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Bridgnorth. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Broseley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Broseley which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	0	+	++	The highest has the potential to increase the economic base within Broseley and begin to develop a balance between housing and employment opportunity provision. Higher options are likely to have a positive impact on sustainable economic growth whilst the lower ones are unlikely to have a significant impact.
4	0	0	+	++	The highest option has the potential to positively impact on developing a skilled workforce, a stronger base for inward investment, and the physical infrastructure to support the needs of

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SO	Option A	Option B	Option C	Option D	Commentary
					Broseley and the area it serves.
5	0	0	+/?	+/?	Higher growth options have potential to encourage more investment in public transport, although the take-up of alternative transport modes will be heavily reliant upon the ability of people to access employment locally.
6	0	0	+/?	+/?	The highest option for growth has potential to lead to more self-containment, particularly with the development of more employment. However, Broseley does start from a relatively low base and is considered a dormitory town, and therefore the degree to which this is achievable is uncertain.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	All levels of development expected will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?/-	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunity to reflect and enhance the sense of place.
12	?	?	?	?	Broseley has a large Conservation Area; many listed buildings and are adjacent to the Ironbridge Gorge World Heritage Site. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	?	?/+	?/+	There are no sites of geodiversity interest close to Broseley but the town is adjacent to several sites of biodiversity value. Lower levels of development may be easier to accommodate without harming these wildlife interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Broseley is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand until 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Broseley
16	0/+	0/+	?	?	The River Severn flows along the northern boundary of the settlement and both flood zones 2 and 3 extend into Broseley. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Broseley is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with

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SO	Option A	Option B	Option C	Option D	Commentary
					Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Broseley. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Church Stretton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	+/?	The highest option could deliver employment opportunities, in balance with housing development. Development must balance with the potential to develop sustainable tourism growth.
4	0	+	+	+	Developing housing and providing a supply of employment land could encourage greater inward investment into Church Stretton. The attractiveness of the settlement for the workforce and potential investors needs to be supported.



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SO	Option A	Option B	Option C	Option D	Commentary
5	0	0	0/+	+/?	Church Stretton already benefits from having a mainline train station (Crewe – Cardiff line), and higher growth levels are likely to have more potential for improvements to the quality and use of this service. This however, does rely upon people’s behaviour as well as availability of infrastructure, and is therefore uncertain in the longer term.
6	0	0/+	0/+	+	Self-containment in the town is fairly high. All options, as long as they are well balanced, therefore have potential to maintain this trend. The degree of self-containment would rely upon the availability of affordable housing for local workers.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	+/?	+/?	Energy efficiency targets will apply to all options. The ability to take advantage of large scale renewable energy generation, particularly wind, may be limited by the potential for adverse impacts on landscape character as Church Stretton lies within the Shropshire Hills AONB. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. Good public transport and highway links offer the potential to minimise this effect though, by switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the Shropshire Hills AONB. The significance these changes will increase in line with the scale of development. However, careful design and the use

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SO	Option A	Option B	Option C	Option D	Commentary
					of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Church Stretton has two Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new facilities are provided between 2015 and 2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Church Stretton.
16	0/+	0/+	?	?	The Cound Brook flows along the eastern boundary of the settlement and through the centre of Church Stretton. Both flood zones 2 and 3 extend into the town and surface water is known to be an issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	0	0	0	0	None of the agricultural land around Church Stretton is in the best or most versatile category so none of the levels of development are likely to have a significant impact on soil quality.

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SO	Option A	Option B	Option C	Option D	Commentary
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Church Stretton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Cleobury Mortimer</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that good practice design principles relating to 'designing out crime' will be more achievable. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Cleobury Mortimer which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Currently Cleobury has relatively good employment self-containment with a number of important employers. Higher levels of housing/employment development will help to sustain economic growth and provide a good balance of people and jobs. There is particular potential to develop high value employment opportunities to support Cleobury in the highest option.
4	0	+	+	+	Providing more opportunities for appropriate housing and employment will positively impact on the attractiveness of Cleobury to inward investment. The lowest option is unlikely to have a significant

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SO	Option A	Option B	Option C	Option D	Commentary
					positive or negative effect.
5	0	+	+	+	A significant increase in housing growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions.
6	0	+	+	+	Increasing employment land provision significantly has potential to maintain and improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses. However, there would also likely to be an increase in short distance commuting from the surrounding rural hinterland.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?/-	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Cleobury Mortimer has a Conservation Area and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Cleobury Mortimer.
16	0/+	0/+	?	?	The River Rea and an unnamed watercourse flow along the eastern and southern boundaries of the settlement and both flood zones 2 and 3 extend into Cleobury Mortimer. There is also known issues in terms of surface water drainage. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 lands around Cleobury Mortimer. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase so does the risk that soil quality might be compromised.

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SO	Option A	Option B	Option C	Option D	Commentary
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Cleobury Mortimer. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Craven Arms</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Craven Arms which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	All options will supply a balanced delivery of employment land and housing, with the highest making the most significant contribution. The higher options might provide opportunities for developing higher value employment.
4	0	*	*	*	Providing greater opportunities for business development will make Craven Arms more attractive for inward investment. The opportunity for developing a skilled workforce and securing



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SO	Option A	Option B	Option C	Option D	Commentary
					infrastructure improvements will increase with the higher options.
5	0	+	+	++	The higher options have the best opportunity to encourage increased rail use, and have potential to support improvements to local public transport infrastructure, including private sector improvements to the train station.
6	0	+	+	++	The highest levels of employment/housing growth could help deliver services and facilities within the town to help reduce the need to travel.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?/+	?/+	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as Craven Arms is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect though switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may

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SO	Option A	Option B	Option C	Option D	Commentary
					only occur at higher levels of development. However, careful design and the use of the Town Design Statement, offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Craven Arms has a Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and manage and link existing sites of value.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Craven Arms.
16	0/+	0/+	?	?	The River Onny runs along the eastern boundary of Craven Arms and both flood zones 2 and 3 extend into the settlement. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Craven Arms. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be

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SO	Option A	Option B	Option C	Option D	Commentary
					compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Craven Arms. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater resource efficiency, although greater economies of scale may help to deliver improved performance.

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<b>Ellesmere</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Ellesmere may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Developing employment land in conjunction with housing will help to ensure a strong and sustainable economic base within Ellesmere. Opportunities may also exist to support sustainable tourism development that ties in with the existing offer.
4	0	+	+	+	Promoting appropriate employment and housing development opportunities will help to attract potential investors and workforce to the area.

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SO	Option A	Option B	Option C	Option D	Commentary
5	0	+	+	++	The highest option in housing/employment growth has the most potential to encourage improvements to public transport infrastructure and opportunities for co-ordinating infrastructure improvements through developer contributions. This will also impact on the employment self-containment of the town.
6	0	+	+	++	The higher options will help to promote the development of services and facilities through private investment which will reduce the need to travel.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?	All levels of development will support and maintain local health care provision. However, the higher levels of development may place increased pressure on the existing healthcare facilities but developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.

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SO	Option A	Option B	Option C	Option D	Commentary
12	?	?	?	?/+	Ellesmere has a large Conservation Area, many listed buildings and a Scheduled Ancient Monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?/--	?/--	?--	?--	There are no sites of geodiversity interest in the vicinity of Ellesmere but the town lies close to several internationally important wildlife sites. All scales of development have the potential to adversely affect these wildlife sites but higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?	?	Ellesmere is located within the Oswestry Water Resource Zone. The demand for water will balance with water supply until 2026. Whilst water resource does not appear to be an issue in Ellesmere, higher levels of development are likely to put pressure on existing supply. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Ellesmere
16	0/+	0/+	?	?	The Tetchill Brook flows around the southern and western boundary of the settlement and both flood zones 2 and 3 extend into Ellesmere. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Ellesmere is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Ellesmere. As the scale of new development increases, the percentage of this development which takes

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SO	Option A	Option B	Option C	Option D	Commentary
					place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Highley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Highley which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	Increasing the levels of employment land (in combination with balanced housing growth) will enable a positive contribution to Highley's regeneration needs. Currently most of Highley's residents are employed out of the town and increased employment opportunities may help to make the settlement more self-contained.
4	+	+	+	++	Providing a range and choice of employment opportunities will make Highley more attractive to



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SO	Option A	Option B	Option C	Option D	Commentary
					inward investment and may contribute to potential regeneration.
5	0	+	+/?	+/?	The higher options could potentially provide private investment in public transport but may lead to out commuting on existing road infrastructure.
6	0	+	+	+	Increasing employment land provision significantly has potential to improve self-containment in the town, assuming this is well balanced with housing and of a type suitable for the accommodating the needs of appropriate businesses.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.

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SO	Option A	Option B	Option C	Option D	Commentary
12	?	?	?	?/+	Highley has a Conservation Areas and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	?	?/+	?/+	There are no sites of geodiversity interest close to Highley but the town is adjacent to several sites of biodiversity value. Lower levels of development may be easier to accommodate without harming these wildlife interests. Higher levels of development offer more opportunities to create new habitats and link sites using developer contributions.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Highley
16	0/+	0/+	?/+	?/+	The settlement is entirely located within flood zone 1 and is not therefore considered to be at risk of flooding from watercourses. Higher levels of development may increase the risk of surface water flooding as greater impermeable surfaces are introduced. However higher levels of development may provide economies of scale to manage surface water drainage in a coordinated way and if designed appropriately could reduce flood risk and manage the impacts when flooding does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Highley is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Highley. As the scale of new development increases, the percentage of this development which takes

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SO	Option A	Option B	Option C	Option D	Commentary
					place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Ludlow</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development for Ludlow will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	+	Ludlow acts as a key employment centre. Further development will contribute to this role and ensure that Ludlow has a good balance between housing and employment. The town also has a strong tourism base and this is also a significant economic sector that needs consideration. The higher options are likely to have positive impacts on the economy.

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SO	Option A	Option B	Option C	Option D	Commentary
4	0	+	+	+/?	The attractiveness of Ludlow as a place to live and invest in is tied in with the character and setting of the town. The housing and employment growth has to balance with the character but increased housing/employment choice may also attract people and investors, and allow existing businesses to grow and expand.
5	0	0	+/?	+/?	A higher growth option, balanced with appropriate levels of employment land, has the potential to support improvements to local public transport provision, particularly if done on a masterplan basis. Significant growth could also lead to longer term potential for more rail freight, although this is dependent upon the type of employment growth and the location within the town.
6	0	0	+/?	+/?	An overall masterplan approach to higher growth options has good potential to produce more suitable jobs, encouraging more people to live and work in the same town. Conversely, the good train links with Shrewsbury and south to Hereford could lead to increased commuting if housing is not balanced with either suitable job opportunities or affordable housing opportunities.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+	+/?	All levels of development expected will support and maintain local health care provision which is due to undergo significant improvements with the relocation of the existing hospital and creation of a new medical centre.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage

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SO	Option A	Option B	Option C	Option D	Commentary
					systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town with the significance of change increasing in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Ludlow has a wealth of historic assets. There is the potential for adverse effects on these at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Ludlow but the town is adjacent to several sites of biodiversity value and the River Teme is a SSSI. All levels of development have the potential to adversely affect these wildlife interests but higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand in this zone until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Ludlow
16	0/+	0/+	?	?	River Teme and River Corve flow along the southern and western boundary of Ludlow and both flood zones 2 and 3 extend into the settlement. Surface water incidents have been reported in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.

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SO	Option A	Option B	Option C	Option D	Commentary
17	-	-	-	-	Most of the land available for development in Ludlow is Grade 2 (best and most versatile agricultural land) so all levels of development is likely to have an adverse impact on soil quality.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Ludlow. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Market Drayton</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will facilitate new/improved community facilities for Market Drayton which will positively encourage social inclusion and reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	++	++	Developing balanced housing and employment development should help ensure sustainable economic growth within the town with a good supply of available employment land and the potential to develop high value jobs.



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SO	Option A	Option B	Option C	Option D	Commentary
4	0	+	++	++	Market Drayton has two major employers and further housing/employment growth may help attract further investment and people into the area. The higher options are likely to deliver significant benefits to the town.
5	0	0	+	+	The lack of train connection to Market Drayton makes residents more reliant on the private car than many settlements in Shropshire. Larger levels of growth could facilitate improvements to bus and cycling improvements, although this depends on the location of new employment development relative to housing growth.
6	0	0	+	+/?	Higher growth levels could improve the levels of self-containment of the town which currently suffers from significant levels of commuting. Well balanced housing and suitable new employment development are necessary to contribute to this.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	0/-	0/-	Market Drayton has undergone relatively recent improvements with the provision of a new health centre. Lower levels of development) will support and maintain local health care provision whilst higher levels of development may prove to be a pressure on health service provision.
9	+/?	+/?	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. This might be offset by efficiencies of scale as Market Drayton is well connected to the highway network.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Market Drayton has a Conservation Area, several listed buildings and Registered Parkland. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Market Drayton is located in the Staffordshire and East Shropshire Water Resource Zone which will have a demand supply deficit by 2015 unless the planned water resource schemes in WRMP09 are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around the town.
16	0/+	0/+	?	?	The River Tern flows along the southern boundary of the settlement and an unnamed watercourse flows along the northern boundary. Both flood zones 2 and 3 extend into Market Drayton and surface water is known to be an issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts

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SO	Option A	Option B	Option C	Option D	Commentary
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 lands around Market Drayton. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Market Drayton. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Minsterley</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum
<b>Pontesbury</b>				
new homes	100 homes	200 Homes	300 homes	400 homes
extra land for employment	minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Minsterley and Pontesbury which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.

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SO	Option A	Option B	Option C	Option D	Commentary
3	0	0	+	+	Developing balanced housing and employment growth should help to enable greater self-containment within the settlements and encourage sustainable economic growth. Minsterley has a relatively important role in terms of employment whereas Pontesbury supports a limited number of jobs and residents rely on commuting. Taken together, delivering the higher options in these settlements may have some positive effects.
4	0	0	+	+	The higher options are likely to positively affect this Sustainability Objective by delivering increased housing and employment opportunities to attract investors and the required workforce. It is unlikely that the lower options have a significant effect.
5	0	0/+	+	++/?	The identification of Minsterley and Pontesbury as a combined centre in itself could influence private and public improvements to public transport provision, particularly with movements between the two settlements. Higher growth options have more potential to support this.
6	0	0/+	+	++/?	In recognising the distinct roles of the two settlements as a combined key centre, there is potential to reduce the need to commute to work. However, this is dependent upon the delivery of a good balance of housing and employment sites.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as both settlements are close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry

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SO	Option A	Option B	Option C	Option D	Commentary
					based travel are likely to increase in line with the scale of development. Minsterley and Pontesbury have relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of both settlements and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Both settlements have some listed buildings and Pontesbury has a Scheduled Ancient Monument. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	0/--	0/--	0/--	0/--	There are no sites of geodiversity interest close to either settlement. All levels of development in Minsterley increase the likelihood of a direct adverse effect on a Site of Special Scientific Interest. None of the options for Pontesbury are likely to have a significant adverse effect on biodiversity. Overall, higher levels of development offer greater opportunities to create new habitats and link existing ones through developer contributions.

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SO	Option A	Option B	Option C	Option D	Commentary
14	0	0	?/-	?/-	The town is located within the Severn Water Resource Zone. Water supply will not exceed demand until new supplies are provided in 2015-2020. As the zone will only maintain borderline headroom to 2035, higher levels of development are likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around either settlement.
16	0/+	0/+	?	?	Minsterley Brook runs through the centre of Minsterley and flood zones 2 and 3 extend into the settlement. Flood zone 2 from the Rea Brook extends into the very north of Pontesbury. Surface water flooding is also known to be an issue in the area. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?	?	The agricultural land classification shows that the majority of land around Minsterley and Pontesbury is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Minsterley / Pontesbury. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Much Wenlock</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	200 homes	300 homes	400 homes	500 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Much Wenlock which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	?	+	+	+/?	Developing sustainable economic growth within Much Wenlock is dependent on ensuring balanced employment and housing growth to ensure that the town does not become merely a settlement for commuting to nearby Shrewsbury and Telford for work. Lower levels of development may therefore have uncertain effects with minimal employment development. Any housing/employment growth should positively sustainable tourism growth as a key sector.



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SO	Option A	Option B	Option C	Option D	Commentary
4	0	+	+	+/?	The attractiveness of Much Wenlock as a place to live and invest in is tied in with the character and setting of the town. The housing and employment growth has to balance with the character but increased housing/employment choice may also attract people and investors and allow existing businesses to expand.
5	0	0	0	+	Higher growth options would allow a masterplan approach to be taken to development. This may improve opportunities for cycling and walking.
6	+	+	+	+	Much Wenlock is relatively self-contained economically, with a good balance of jobs and population. All of the growth options, as long as they maintain this balance, would support the continuation of this.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+/?	+/?	?	?/-	Energy efficiency targets will apply to all options. The ability to take advantage of large scale wind energy generation may be limited by adverse impacts on landscape character as the town is close to the Shropshire Hills AONB boundary. Other forms of renewable energy generation may not have the same constraints. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. Much Wenlock has relatively poor public transport connections and limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel or realising economies of scale for transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become

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SO	Option A	Option B	Option C	Option D	Commentary
					more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and additionally, have the potential to affect the landscape character of the nearby Shropshire Hills AONB. The significance of townscape change will increase in line with the scale of development. Landscape change may only occur at higher levels of development. However, careful design and use of the Design Statement (adopted as Supplementary Planning Guidance in 2000) offer the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Much Wenlock contains a Scheduled Ancient Monument, a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to their positive management.
13	?	?	?/+	?/+	The town is adjacent to several sites of biodiversity and geodiversity value. Lower levels of development may be easier to accommodate without harming these interests. Higher levels of development offer more opportunities to create new habitats and to manage and link sites.
14	0	0	?/-	?/-	Much Wenlock is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Much Wenlock
16	0/+	0/+	?	?	The Farley Brook runs through the centre of the settlement and both flood zones 2 and 3 extend into Much Wenlock. Surface water is also known to be an issue in the area. Lower levels of

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SO	Option A	Option B	Option C	Option D	Commentary
					development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts
17	?	?	?	?	The agricultural land classification shows that the majority of land around Much Wenlock is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Much Wenlock. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Oswestry</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	2,100 homes	2,400 homes	2,600 homes	2,900 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	All levels of expected development for Oswestry will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The anticipated levels of development for Oswestry will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	+	+	++	++	Oswestry acts as a key centre in the north west of the county and has a relatively high level of self-containment. The higher options for housing/employment development would enable the town to support sustainable economic growth and potentially support high value jobs. Each option

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SO	Option A	Option B	Option C	Option D	Commentary
					should encourage a good balance of people and jobs.
4	+	+	+	++	The higher options should provide good opportunities for business growth and encourage inward investment. Each option should support the delivery of improved physical infrastructure.
5	+	+	++	++	All the options relate to the identification of Oswestry as a focus for major development in the Core Strategy. Therefore all the options should contribute to the ability of development to exploit existing, and contribute to new, public transport infrastructure. Higher growth options could have more potential because of the increased ability to plan comprehensively. The town's lack of rail connection is a negative issue in the long term ability to develop public transport links.
6	+	+	+	++	Each option provides for development which should balance growth, enabling a reduction in need for people to access work or jobs outside the town. Movements within the town will be reliant upon the directions for growth identified through the site allocations process, particularly regarding the ability of people to achieve 'linked-trips'. Therefore there is still an element of uncertainty.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	+	0	Health provision in Oswestry will significantly improve at the end of 2010 when the new medical centre opens in the town centre. The new centre will provide a range of services to complement the GP led facility and those services already offered at the RJAH at Gobowen. All levels of development expected for Oswestry will support and maintain local health care provision. Higher levels of development are not expected to place excessive pressure on the healthcare facilities.
9	+	+	+	+	Energy efficiency targets will apply to all options and all scales of new development have the potential to take advantage of sources of renewable energy. Oswestry is a relatively self-contained settlement in economic terms so carbon emissions associated with car or lorry based

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SO	Option A	Option B	Option C	Option D	Commentary
					travel may not increase significantly for all levels of development.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?	Oswestry has a diversity of historic assets, including registered parkland and several Scheduled Ancient Monuments. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?	?	?/+	?/+	There are no sites of geodiversity interest close to Oswestry but all levels of development have the potential to affect Shelf Bank Local Nature Reserve. However, higher levels of development offer more opportunities to create new habitats and link this and other wildlife sites via developer contributions.
14	0	0	?	?	Oswestry is located within the Oswestry Water Resource Zone. The demand for water will balance with water supply until 2026. Whilst water resource does not appear to be an issue in Ellesmere, higher levels of development are likely to put pressure on existing supply. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale
15	0	0	0	0	There is a small Air Quality Management Area south of Morda. Oswestry's high degree of economic self-containment means that traffic levels may not increase greatly with any of the levels of development so air quality is unlikely to be significantly adversely affected.

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SO	Option A	Option B	Option C	Option D	Commentary
16	0/+	0/+	?/+	?/+	The main risk of flooding in Oswestry is from surface water. Higher levels of development may increase the risk of surface water flooding as more impermeable surfaces are introduced. However, higher levels of development may provide economies of scale to manage surface water drainage in a coordinated way and if designed appropriately could reduce flood risk and manage the impacts when it does occur.
17	?	?	?	?	The agricultural land classification shows that the majority of land around Oswestry is Grade 3. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of all scales of development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Oswestry. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Shifnal</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for Shifnal which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Shifnal may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	++	The higher options offer a balanced approach to housing and employment growth that may help aid employment self-containment and help towards delivering sustainable economic growth within the settlement.
4	0	+	+	++	The highest option could significantly impact on the ability to encourage the development of a skilled workforce and high value employment in Shifnal. This may also increase the possibility of



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SO	Option A	Option B	Option C	Option D	Commentary
					linking in with the High Technology Corridor between Telford and Wolverhampton.
5	0	0	+	++/ ?	Higher growth levels have potential to improve investment in both public and privately operated public transport, and for the provision of development to support green infrastructure, although small scale incremental development could negate this.
6	0	0	+	+/?	Shifnal has relatively good access to services, although its location on the Shrewsbury to Wolverhampton railway line and adjacent to the M54 has meant the town has had high levels of out commuting. Higher growth options with a balance of housing and employment has potential to decrease this trend, although this is reliant on providing the right kind of jobs.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected for Shifnal will support and maintain local health care provision. However, higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?/+	?/+	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the

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SO	Option A	Option B	Option C	Option D	Commentary
					opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Shifnal has a Conservation Area and several listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create new habitats and to manage and link existing sites of value.
14	0	0	?/-	?/-	Shifnal is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around the town.
16	0/+	0/+	?	?	The Wesley Brook runs through the centre of the settlement and both flood zones 2 and 3 extend into Shifnal. Shifnal is also recognised as a high risk area in terms of surface water flooding. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Shifnal. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore

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SO	Option A	Option B	Option C	Option D	Commentary
					uncertain, but as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Shifnal. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Wem</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	500 homes	700 homes	800 homes	1,000 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour.
2	+	+	++	++	Higher levels of housing will attract a greater proportion of affordable homes whilst still being able to achieve the required type and mix of house types. The highest levels of development for Wem may require a masterplan approach which will help to ensure that good quality and design standards are met.
3	0	+	+	+	Wem has reasonably poor self-containment in employment terms. Delivering proportionate and balanced employment and housing growth will potentially enable greater self-containment and economic growth.
4	0	+	+	+	Potential investors could be attracted to Wem should the higher options for housing/employment allocation be chosen. The employment base, which is heavily dependent on the service sector,

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SO	Option A	Option B	Option C	Option D	Commentary
					could be diversified by attracting investors.
5	0	0	+	+/?	Higher levels of growth have potential to facilitate improvements to public transport provision. Links between new housing and employment areas needs to be considered carefully as part of new development. There is longer term uncertainty as public behaviour and the cost of petrol are factors in alternative transport take-up.
6	0	0	+	+/?	Higher levels of growth in Wem have potential to facilitate improvements to local service provision, but given the town's proximity to Shrewsbury this could also lead to increased transport movements if housing and jobs are not appropriately balanced.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	?	?/-	All levels of development expected for Wem will support and maintain local health care provision. Higher levels of development may place excessive pressure on the existing healthcare facilities but increased developer contributions could be used to mitigate this.
9	+	+	?	?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car and lorry based travel are likely to increase in line with the scale of development. The town has a rail link but limited access to the highway network. This means that options for reducing emissions through switching to alternative modes of travel are good, but the potential to realise economies of scale for road transport are likely to be limited.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	Wem has a Conservation Area, a Scheduled Ancient Monument and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	0	0	0/+	0/+	None of the options are likely to have a significant adverse effect on biodiversity or geodiversity but higher levels of development offer greater opportunities to create and link new habitats.
14	0	0	?/-	?/-	Wem is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Wem.
16	0/+	0/+	?	?	The River Roden flows through the southern side of the settlement and both flood zones 2 and 3 extend into Wem. Lower levels of development will be easier to accommodate within areas at lower risk of flooding. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts.
17	?	?	?/-	?/-	The agricultural land classification shows that there is a mixture of Grade 2 and 3 land around Wem. However, it does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of development is therefore uncertain, but

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SO	Option A	Option B	Option C	Option D	Commentary
					as the levels of development increase, so does the risk that soil quality might be compromised.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Wem. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

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<b>Whitchurch</b>				
	<b>Option A: minimum</b>	<b>Option B: a little below mid-range</b>	<b>Option C: a little above mid-range</b>	<b>Option D: maximum</b>
new homes	1,000 homes	1,200 homes	1,500 homes	1,700 homes
extra land for employment	Minimal	Modest	Moderate plus	maximum

<b>SO</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>	<b>Option D</b>	<b>Commentary</b>
1	+	+	++	++	Higher levels of expected development will require a masterplan approach. This will ensure that design principles relating to 'designing out crime' will be more achievable in practice. The larger scale developments will provide opportunities to facilitate new/improved community facilities for the town which will positively encourage social inclusion and help to reduce levels of anti-social behaviour. The impact of an increased population on the towns night time economy will need to be considered but mitigation should be possible using enhanced funding attracted by new homes.
2	+	+	++	++	Higher levels of housing will enable higher levels of affordable homes whilst still being able to achieve the required type and mix of house types. The higher levels of development will require a masterplan approach which will help to ensure that good quality and design standards are met throughout.
3	0	+	+	++	Whitchurch has had a number of employment completions within recent years and has significant existing commitments. Developing a balanced approach to further housing and employment development allocations will enable sustainable economic growth within the town. The higher option is expected to have significant positive impacts.



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SO	Option A	Option B	Option C	Option D	Commentary
4	+	+	+	++	Providing increased opportunities for potential investors and associated workforce will lead to a greater attractiveness for inward investment. Each option is likely to positively support this Sustainability Objective although the higher option could be particularly positive.
5	0	0	+/?	++/?	Higher rates of development in Whitchurch could lead to a greater take up in train use, and could facilitate longer term improvements in wider public transport provision. The long term implications are inherently uncertain as much relies upon public behaviour and attitudes, and the availability and cost car use.
6	0	0	+	+	In the longer term, higher rates of development located in accessible locations have potential to reduce the need for both people and businesses to travel, by creating a critical mass of population, although this does rely on suitable and balance levels of growth between new housing and jobs.
7	+	+	+	+	Each option will ensure that open space, sport and recreational opportunities will be provided relative to the level of development thus helping to encourage participation in sporting and recreational activities.
8	+	+	0/-	0/-	Lower levels of development will support and maintain local health care provision whilst higher levels of development may prove to be a pressure on health service provision in the town.
9	+	+	+/?	+/?	Energy efficiency targets will apply to all options and all new development has the potential to take advantage of sources of renewable energy. Carbon emissions associated with car or lorry based travel are likely to increase in line with the scale of development. However, good public transport and highway links offer the potential to minimise this effect through switching to alternative modes of transport and/or utilising efficiencies of scale.
10	+	+	+	++	Climate adaptation measures such as water efficiency, green roofs and sustainable drainage systems can be implemented at all scales of development. Community level solutions become more feasible as development levels increase.

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SO	Option A	Option B	Option C	Option D	Commentary
11	?	?	?	?	All levels of development are likely to alter the character of the town and the significance of these changes will increase in line with the scale of development. However, careful design offers the opportunity to reflect and enhance the sense of place.
12	?	?	?	?/+	The town has a Conservation Area and many listed buildings. There is the potential for adverse effects on these features at all levels of development but higher levels of development are likely to be able to make a more significant contribution to the their positive management.
13	?/--	?/--	?/--	?/--	There are no sites of geodiversity interest in the vicinity of Whitchurch but the town lies close to several internationally important wildlife sites. All scales of development have the potential to adversely affect these wildlife sites but higher levels of development offer more opportunities to create new habitats and to manage and link existing sites.
14	0	0	?/-	?/-	Whitchurch is located in the Staffordshire and East Shropshire Water Resource Zone. Water supply will not exceed demand by 2015 unless the planned water resource schemes in Severn Trent Water's Water Resource Plan are delivered. Although the planned water resource schemes will increase supply, higher levels of development will result in a continuing worsening of the demand supply balance and are therefore likely to have a more negative impact on water resources. However higher levels of development may also provide opportunities for incorporating larger scale water efficiency measures in terms of providing economies of scale.
15	0	0	0	0	There are no known significant air quality issues in or around Whitchurch.
16	0/+	0/+	?	?	Flood zones 2 and 3 extend through the centre of Whitchurch, although the source is unknown. Although this covers only a small portion of the settlement, surface water is also known to be an issue. Lower levels of development will be easier to accommodate within areas at lower risk of flooding and will minimise flood risk from surface water. However higher levels of development may provide more opportunities for greater mitigation against flood risk and if designed appropriately could manage flood impacts

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SO	Option A	Option B	Option C	Option D	Commentary
17	?	?	?	?	The agricultural land classification shows that the majority of land around Whitchurch is Grade 3. However, this does not distinguish between Grade 3a (best and most versatile – which along with Grade 2 should be protected) and 3b. The impact of any development is therefore uncertain.
18	0/+	0/+	?	?/-	There are limited amounts of previously developed land available for redevelopment in Whitchurch. As the scale of new development increases, the percentage of this development which takes place on previously developed land will decline. Development at all scales has the potential to help deliver greater material resource efficiency, although economies of scale from larger scale development may help to deliver improved facilities and performance.

## Appendix D: Preferred Options Policy Directions SA scoring matrices

<b>Policy MD1</b>
<p><b>Scale and Distribution of Development</b></p> <p><b>Proposed Policy Direction - Key Elements:</b></p> <ul style="list-style-type: none"> <li>• Set out all of the settlements identified to date where development of a scale and type appropriate to their size, role and function may be permitted in accordance with Policies CS2, CS3 and CS4 – including named Community Hubs and Community Clusters, in addition to Shrewsbury and the Market Towns and Other Key Centres listed in the Core Strategy (see Tables 1 and 2 below);</li> <li>• Set out proposed targets for housing development over the plan period, in phases where appropriate, for Shrewsbury and each Market Town and Other Key Centre, with existing housing commitments identified. Housing targets to be approximate in view of the need for some flexibility, recognising the uncertainty of timing of windfall development and exceptions site affordable housing schemes (see Table 1).</li> <li>• Note that, for Shrewsbury, the housing target is set by Policy CS2 of the Core Strategy – approximately 6,500 additional dwellings between 2006-2026;</li> <li>• Explain that for sites for development in the named settlements will either be allocated for development and identified as such on the Proposals Map, or come forward on other suitable sites <b>within</b> the settlement, making reference to development boundaries where these are being drawn.</li> </ul> <p>Explain that windfall housing development within settlements may be in the form of infilling, conversions or groups of dwellings, with scale of development depending on settlement and site size, context and character.</p>

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	++	++	++	The principal role of the policy is to provide a sufficient quantity of housing to meet local needs across Shropshire.

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SO				Commentary
	S	M	L	
3	+	+	+	Identifying site allocations for housing and establishing criteria to manage housing supply provides a positive framework for the development industry.
4	+	+	+	Policy guidance on the sustainable urban extensions will help both support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	The Council's planning strategy for housing guides most new housing to existing urban areas and service centres, which will enhance opportunities to travel by more sustainable modes.
6	+	+	+	Allocating most new housing development in existing service centres helps to reduce travel distances.
7	0	0	0	No significant impact
8	+	+	+	Allocating most new housing development in existing service centres helps to improve access to health services.
9	+	+	+	Allocating most new housing development in existing service centres helps to minimise the need for travel and may facilitate opportunities to develop community level renewable and low carbon energy generation.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to deliver a scale and location of development which is sensitive to settlement and site size, context and character.
12	+	+	+	The need to protect and enhance the historic environment has been taken into account during the site selection process.
13	+	+	+	The need to protect and enhance biodiversity and geo-diversity has been taken into account during site selection process.
14	+	+	+	The need to protect and enhance water resources has been taken into account during site selection process.

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SO				Commentary
	S	M	L	
15	+	+	+	The need to protect and enhance local air quality has been taken into account during site selection process.
16	+	+	+	The need to reduce the risk of flooding has been taken into account during site selection process.
17	+	+	+	The need to protect the best and most versatile soils has been taken into account during site selection process.
18	+	+	+	Allocating most new housing development in existing service centres helps to ensure the efficient use of land. The need to encourage the use of previously developed land has been taken into account during site selection process.

- Allocating most new housing development in existing service centres helps to support more sustainable communities, reduce travel distances and improve access to services.
- The site selection process has taken into account the need to protect and enhance the natural and historic environment, opportunities to encourage the re-use of previously developed land and the need to reduce risks from flooding.

**Policy MD2**

**Site Allocations for Housing and Managing Housing Development**

**Proposed Policy Direction - Key Elements:**

- Identify emerging preferred options for site allocations for housing, approximate number of dwellings and any phasing of release, including Reserve Sites for Shrewsbury. This will identify those sites suitable for immediate release for housing development and those to be released when required to maintain a rolling supply of housing land. *(Note: a schedule and plans identifying emerging preferred options for housing site allocations will be the subject of a report to Cabinet on 7<sup>th</sup> March 2012)*
- Include a mechanism for regular reviews linked to updates of the Strategic Housing Land Availability Assessment (SHLAA) and

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monitoring of the Five Year Housing Land Supply.

Set out key development guidelines for each proposed site to identify important planning considerations to be addressed in bringing forward the sites for development, such as access arrangements, the type or timing of development and infrastructure to be provided.

SO				Commentary
	S	M	L	
1	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations which will need to be addressed as part of their development.
2	++	++	++	The principal role of the policy is to provide a sufficient quantity of housing to meet local needs across Shropshire.
3	+	+	+	Identifying site allocations for housing and establishing criteria to manage housing supply provides a positive framework for the development industry.
4	+	+	+	Allocating sites for housing will support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	The Council's planning strategy for housing guides most new housing to existing urban areas and service centres, which will enhance opportunities to travel by more sustainable modes. The Policy will also identify development guidelines for each proposed site to identify important planning considerations such as access arrangements which will need to be addressed as part of their development.
6	0	0	0	No significant impact
7	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as community infrastructure which will need to be addressed as part of their development.
8	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to address landscape impacts which will need to be addressed as part of their development.
12	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to protect and enhance the historic environment, which will need to be addressed as part of their development.
13	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to protect and enhance the natural environment, which will need to be addressed as part of their development.
14	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to protect and enhance water resources, which will need to be addressed as part of their development.
15	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to protect local air quality, which will need to be addressed as part of their development.
16	+	+	+	The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to address flood risk, which will need to be addressed as part of their development.
17	+	+	+	Targets for the re-use of brownfield land will help to limit loss of high quality agricultural soils. The Policy will identify development guidelines for each proposed site to identify important planning considerations, such as measures to protect and enhance soil resources, which will need to be addressed as part of their development.
18	+	+	+	Targets for the re-use of brownfield land and phased release of land for housing will help to ensure that land



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SO				Commentary
S	M	L		
			is used efficiently and material resource use is linked to site location.	

- Establishing policy criteria to manage housing supply provides a positive framework for the development industry;
  
- Identifying the key planning considerations for each proposed site will help to protect and enhance the natural environment and may make a positive contribution to community infrastructure and accessibility.

<b>Policy MD3</b>
<p><b>Sited for Employment Uses</b></p> <p><b>Proposed Policy Direction - Key Elements:</b></p> <ul style="list-style-type: none"> <li>• Show how the proposed employment land supply for each of the Spatial Zones (Table 4 of Policy CS14) has been distributed between: <ul style="list-style-type: none"> <li>○ Shrewsbury and the market towns (Policies CS2 &amp; CS3);</li> <li>○ settlements within the ‘rural rebalance’ (Policies CS4 &amp; CS5).</li> </ul> </li> <li>• Identify those reallocated employment sites located in Shrewsbury and the market towns and other settlements (supported by Site Schedules in the Appendices);</li> <li>• Identify how new site allocations located in Shrewsbury and the market towns and other settlements complete the distribution, type, size and quality of the employment portfolio to 2026 (supported by Site Schedules in the Appendices);</li> <li>• Show which readily available sites will form the Reservoir of land to deliver at least 72ha of employment development in each five</li> </ul>

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year period and those sites to be reserved to replenish the Reservoir (*e.g. the Reservoir is likely to contain a 10 year supply at the outset with a further 5 year supply reserved to replenish the Reservoir*):

- explain the timing and processes to bring forward the SUE's in Shrewsbury and Oswestry through the Reservoir;
- reserve those sites which will accommodate the expansion of key local employers (*e.g. Mullers, Market Drayton; Grocontinental, Whitchurch*).
- Explain the processes by which the Reservoir can be refreshed annually and the circumstances which trigger a review of the employment land supply;
- Show how the requirement to deliver adequate waste management infrastructure capacity to meet Shropshire's needs over the period to 2026 (Core Strategy Policy CS19) can be met from:
  - the sites identified in this Policy;
  - existing employment locations to be safeguarded in proposed Policy MD11; and / or
  - Appropriate alternative sites, where justified.

Explain that employment land will be brought forward and developed in accordance with proposed Policy MD11.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	The principal purpose of the policy is to identify land to support the local economy.
4	++	++	++	The principal purpose of the policy is to identify land to support inward investment and help maintain the contribution that existing developers make to the local economy.
5	0	0	0	No significant impact
6	+	+	+	The policy helps to ensure a positive balance between employment and housing by guiding most new employment

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SO				Commentary
	S	M	L	
				development to existing centres, therefore reducing the need to travel.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	The policy makes a positive contribution to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy makes a positive contribution to the efficient use of material resources by helping to deliver additional sites for waste management facilities to divert material away from landfill.

- The policy identifies land to support inward investment and help maintain the contribution that existing developers make to the local economy;

- The policy makes a positive contribution to the efficient use of material resources and to addressing climate change by helping to deliver additional sites for waste management facilities to divert material away from landfill.

#### **Policy MD4**

##### **Key Areas of Change in Shrewsbury**

##### **Proposed Policy Direction - Key Elements:**

- Identify the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor as key 'areas of change' where the Council will encourage appropriate redevelopments and enhancements, having regard to the Shrewsbury Vision and Northern Corridor Regeneration Frameworks.
- Set out key principles relating to the areas with a view to:
  - Encouraging appropriate new development/redevelopment which supports economic and community development;
  - Encouraging environmental enhancements;
  - Encouraging approaches to access, parking and movement which support the integrated and sustainable transport strategy for Shrewsbury.

##### *Heart of Shrewsbury – the town centre and edge of centre areas:*

- The policy will take forward the priorities and objectives for the heart of Shrewsbury set out in the Shrewsbury Vision Regeneration Framework, seeking to:
  - Renew areas of relatively poor environment and greater potential, notably at Riverside, West End, Frankwell, Abbey Foregate and Castle Foregate;
  - Reduce the impact of traffic and congestion in key areas, notably High Street/West End, Castle Street, Smithfield Road, Frankwell, Abbey Foregate and Castle Foregate;
  - Ensure strong, high quality public realm and links between spaces, particularly walking routes;
  - Significantly enhance the town centre retail offer, whilst retaining and developing the independent sector. This will include the identification of land at Riverside as the location for significant new retail floorspace to help to meet the targets for Shrewsbury set out in Core Strategy Policy CS15;

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- Enhance the role of the river and access to it;
- Consider the potential of some vacant or underused buildings;
- Celebrate gateways and arrival points.

*Shrewsbury Northern Corridor:*

- The policy will take forward the principles of the Shrewsbury Northern Corridor Regeneration Framework Masterplan and Implementation Strategy 2007, which sets out a vision and objectives for the area, and strategic themes of dynamic economic growth, a vibrant and attractive corridor, conservation and restoration of the built and natural environment, and a well-connected corridor, focusing on:
    - Southern Quarter of Castle Foregate/St.Michael's Street/Ditherington;
    - Central Quarter of Lancaster Road/Whitchurch Road;
    - Northern Quarter of Battlefield Enterprise Park/Sundorne Retail Park/Arlington Way;
  - Priorities will include:
    - the restoration and redevelopment of the Ditherington Flaxmill site, including associated mixed use development;
    - the enhancement of major existing commercial, employment and mixed use areas;
    - encouraging new employment development and existing employers to remain in the area, linked to Policy MD11;
    - improving the environmental quality of the Corridor;
- further measures to support sustainable transport and links in the Corridor;

SO				Commentary
	S	M	L	
1	+	+	+	The policy will identify key principles in support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks, including measures to address community safety issues.

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SO				Commentary
	S	M	L	
2	0	0	0	No significant impact
3	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks with respect to economic regeneration.
4	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks with respect to encouraging inward investment.
5	+	+	+	One of the aims of the policy is to support of the objectives of the integrated and sustainable transport strategy for Shrewsbury by encouraging better access, parking and movement.
6	+	+	+	The policy makes a positive contribution to reducing the need to travel by helping to promote a sustainable network of services and facilities in Shrewsbury.
7	+	+	+	The policy makes a positive contribution to community participation and interaction by addressing the need for environmental enhancement and encouraging appropriate redevelopment.
8	+	+	+	The policy makes a positive contribution to community health by promoting a strong, high quality public realm and links between spaces, particularly walking routes and by helping to promote a sustainable network of services and facilities in Shrewsbury.
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy makes a positive contribution to protecting and enhancing Shrewsbury's townscape by promoting a strong, high quality public realm and by encouraging environmental enhancement.
12	+	+	+	The policy makes a positive contribution to Shrewsbury's historic environment by promoting conservation and restoration of the built and natural environment.

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SO				Commentary
	S	M	L	
13	+	+	+	The policy makes a positive contribution to Shrewsbury's natural environment by promoting a strong, high quality public realm and by encouraging environmental enhancement.
14	0	0	0	No significant impact
15	+	+	+	The policy makes a positive contribution to Shrewsbury's air quality by seeking to reduce the impact of traffic and congestion in key areas.
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy makes a positive contribution to the efficient use of land by promoting redevelopment and environmental enhancement schemes in key areas of Shrewsbury.

- The policy makes a positive contribution to economic regeneration by providing support for the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks;
- The policy makes a positive contribution to protecting and enhancing Shrewsbury's environment and community by promoting a strong, high quality public realm and by encouraging environmental enhancement.

**Policy MD5**

**Sites for Sand and Gravel Working**

**Proposed Policy Direction - Key Elements:**

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- The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted resources and then from mineral working at the sites identified as allocations in the Plan;
- Phase development to maintain mineral output at the agreed target rate and to control potential cumulative impacts. Allow mineral working in second phase sites where monitoring demonstrates that the release of further reserves is required to maintain an adequate and steady supply of sand and gravel during the Plan period;
- In the event that difficulties arise with the production from sites either with planning permission or in the first phase, the Mineral Planning Authorities will consider an application for earlier development of second phase sites on their merits;

Identify exceptions criteria for sand and gravel proposals outside these areas.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Maintaining an adequate and steady supply of sand and gravel during the Plan period will maintain the supply of raw materials and employment to help support the local economy.
4	+	+	+	Allocating sites for future sand and gravel working will help maintain the contribution that existing mineral companies make to the local economy and will support inward investment.
5	-	-	-	None of the proposed site allocations is capable of being served by non-road transport modes
6	+	+	+	Maintaining an adequate and steady supply of sand and gravel to serve local markets and proximate cross boundary needs helps to reduce long distance bulk movements of minerals.
7	+	+	+	The restoration of sand and gravel sites can help to deliver accessible green space and opportunities for countryside recreation.



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SO				Commentary
	S	M	L	
8	+	+	+	Restored mineral sites can help improve access to the natural environment which can foster activity and healthy lifestyles.
9	+	+	+	Maintaining a local supply of sand and gravel helps to reduce long distance bulk movements of minerals.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to balance environmental considerations against the need for minerals, so landscape character should be conserved.
12	+	+	+	Mineral working may provide positive opportunities to preserve enhance and interpret historic environment assets and their settings.
13	+	+	++	The need to protect biodiversity and geo-diversity has been taken into account during site selection and may be enhanced by restoration proposals in the long term.
14	+	+	+	The requirement to balance environmental considerations against the need for minerals includes the protection of water resources.
15	+	+	+	The need to protect local air quality has been taken into account during site selection. Site restoration may generate net improvement in the long term.
16	0	0	+	Site restoration may help to deliver flood management benefits.
17	+	+	+	The need to protect the best and most versatile soils has been taken into account during site selection. Site restoration may generate net improvement in the long term.
18	+	+	+	The proposed site allocations support the efficient and comprehensive working of finite local mineral resources.

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- Maintaining an adequate and steady supply of sand and gravel makes a positive economic contribution and can contribute environmental and community benefits following site restoration. The site selection process for future sand and gravel sites has sought to minimise the potential for adverse environmental impacts.

<b>Policy MD6</b>
<b>Gypsy and Traveller Sites</b>
<b>Proposed Policy Direction - Key Elements:</b>
<ul style="list-style-type: none"> <li>• Allocate sites to meet identified accommodation needs of Gypsies and Travellers having regard to the criteria set out in Policy CS12;</li> <li>• Sites should be located close to Shrewsbury, the market towns and key centres and community hubs and community clusters;</li> <li>• Suitable sites should be reasonably accessible to services and facilities, incorporate appropriate design and screening, have suitable access and adequate areas for manoeuvring and parking, and where necessary make provision for business uses and recreational facilities;</li> </ul> <p>Allocated sites to comply with requirements of CS6 and CS9 where appropriate and the guidance set out in The Type and Affordability of Housing SPD.</p>

SO				Commentary
	S	M	L	
1	+	+	+	The policy will identify key principles in support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks, including measures to address community safety issues.
2	0	0	0	No significant impact
3	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor

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SO				Commentary
	S	M	L	
				Regeneration Frameworks with respect to economic regeneration.
4	++	++	++	One of the key roles of the policy is to support of the objectives of the Shrewsbury Vision and Northern Corridor Regeneration Frameworks with respect to encouraging inward investment.
5	+	+	+	One of the aims of the policy is to support of the objectives of the integrated and sustainable transport strategy for Shrewsbury by encouraging better access, parking and movement.
6	+	+	+	The policy makes a positive contribution to reducing the need to travel by helping to promote a sustainable network of services and facilities in Shrewsbury.
7	+	+	+	The policy makes a positive contribution to community participation and interaction by addressing the need for environmental enhancement and encouraging appropriate redevelopment.
8	+	+	+	The policy makes a positive contribution to community health by promoting a strong, high quality public realm and links between spaces, particularly walking routes and by helping to promote a sustainable network of services and facilities in Shrewsbury.
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy makes a positive contribution to protecting and enhancing Shrewsbury's townscape by promoting a strong, high quality public realm and by encouraging environmental enhancement.
12	+	+	+	The policy makes a positive contribution to Shrewsbury's historic environment by promoting conservation and restoration of the built and natural environment.
13	+	+	+	The policy makes a positive contribution to Shrewsbury's natural environment by promoting a strong, high quality public realm and by encouraging environmental enhancement.

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SO				Commentary
	S	M	L	
14	0	0	0	No significant impact
15	+	+	+	The policy makes a positive contribution to Shrewsbury's air quality by seeking to reduce the impact of traffic and congestion in key areas.
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy makes a positive contribution to the efficient use of land by promoting redevelopment and environmental enhancement schemes in key areas of Shrewsbury.

- The policy makes a positive contribution to meet housing needs for this sector of the community in locations close to existing service centres which will help minimise travel distances to community facilities and services.

**Policy MD7**

**Sustainable Urban Extensions**

**Proposed Policy Direction - Key Elements:**

- Indicate support for appropriate development to deliver comprehensively planned, integrated and sustainable urban extensions on land identified on the Proposals Map in Shrewsbury and Oswestry;
- Development to be in accordance with masterplans adopted by the Council for the three sustainable urban extensions and linked to the delivery of identified infrastructure;
- Identify the extent of the three sustainable urban extensions, the scale of development of different types, broad arrangement of land uses and phasing of development, together with any major on-site infrastructure and off-site infrastructure contributions. Key elements, to be incorporated in the masterplans for the three sustainable urban extensions, will be:

### *Shrewsbury South*

- expansion of Shrewsbury Business Park at Thieves Lane (approximately 4 hectares);
- new strategic employment site on land adjoining Shrewsbury Town Football Club (approximately 22 hectares);
- scope for expansion of Meole Brace Retail Park, if required (having regard to Core Strategy Policy CS15 and MD12);
- land for approximately 900 dwellings, including an appropriate element of affordable housing, to the north and south of Oteley Road;
- local centre combined with relocated garden centre south of Oteley Road;
- major green infrastructure areas, including the Rea Brook Valley;
- contributions to A5 junction improvements;
- sustainable transport measures.

### *Shrewsbury West*

- additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health and care facility development off Clayton Way (9-12 hectares);
- land for approximately 720 dwellings, including an appropriate element of affordable housing, to the north of Welshpool Road;
- relocated Park and Ride facilities to west of Gains Park;
- provision of a new Oxon Link Road connecting A5 Churncote Island junction to Holyhead Road, and facilitation of the improvement of the A5 Churncote Island;
- major landscape buffers and public open space;
- enhanced local centre at Bicton Heath;
- sustainable transport measures.

### *Oswestry Eastern Gateway*

- land for approximately 750 dwellings, including an appropriate element of affordable housing, between Middleton Road and Shrewsbury Road;
- new Business Park (4-6 hectares) on land adjoining A5 Mile End junction;
- local centre;
- new link road from Middleton Road to Shrewsbury Road;
- site for a new primary school adjoining Oswestry College and Leisure Centre;
- network of open space and green infrastructure;
- facilitation of improvement to A5 Mile End junction;
- sustainable transport measures.

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SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	One of the key roles of the policy is to deliver local housing in a comprehensively planned, integrated and sustainable way in Shrewsbury and Oswestry.
3	+	+	+	The policy will help to deliver sustainable economic development in Shrewsbury and Oswestry.
4	+	+	+	Policy guidance on the sustainable urban extensions will help both support inward investment and help maintain the contribution that existing developers make to the local economy.
5	+	+	+	Comprehensively planned, integrated and sustainable urban extensions will help encourage the use of more sustainable transport modes.
6	+	+	+	The proposed sustainable urban extensions will include sustainable transport measures.
7	+	+	+	The proposed sustainable urban extensions will include green infrastructure and open space.
8	+	+	+	The policy identifies the need to plan for additional health care facilities where appropriate.
9	+	+	+	The strategic location of the SUE's and their comprehensively planned, integrated and sustainable nature will make a positive contribution to climate change.
10	0	0	0	No significant impact
11	+	+	+	The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, sensitive to the local landscape context.
12	0	0	0	No significant impact
13	+	+	+	The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and open space which could contribute positively to the creation of environmental

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SO				Commentary
	S	M	L	
				networks.
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

- Policy guidance on the sustainable urban extensions will help to deliver local housing and economic growth in a comprehensively planned, integrated and sustainable way in Shrewsbury and Oswestry.
- The policy is intended to deliver development in a comprehensively planned, integrated and sustainable manner, including green infrastructure and community facilities which will contribute positively to environmental and community sustainability.

<b>Policy MD8</b>
<b>Green Belt and Safeguarded Land</b>
<b>Proposed Policy Direction - Key Elements:</b>
<ul style="list-style-type: none"> <li>• The Green Belt boundary and safeguarded land will be defined in detail on the proposals map. Development boundaries will be shown around Alveley and Stanmore Industrial estates and the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley and Worfield to define the limits of these settlements with land outside these boundaries being treated as Green Belt. The Eastern edge</li> </ul>

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of Bridgnorth is also constrained by Green Belt and the development boundary for Bridgnorth will define the Green Belt in this location.

- Where the above listed settlements with defined development boundaries are not designated as either a Market Town, Key Centre, a Community Hub, or a Community Cluster only that development deemed appropriate in Countryside by Core Strategy Policy CS5. will be permitted, thus generally limiting new build housing development to affordable housing in these locations.
- In designated Community Hubs and Community Clusters within the Green Belt limited infilling development which meets the community sustainability and other criteria set out in Policies CS4, CS6 and CS11 may be acceptable if it is sympathetic to the character of the settlement (See also Policy Direction MD1). In the Market Towns/Key Centres of Shifnal and Albrighton,, housing and employment sites will be allocated within safeguarded land and shown on the proposals map. Only development which would otherwise be acceptable in the Green Belt and which, would not prejudice the potential future use of this land to meet the settlements' strategic longer term development needs, will be acceptable in the remaining Safeguarded land.
- Development in Green Belt outside the above identified settlements will be strictly controlled and limited to appropriate development (including limited local needs affordable housing on exceptions sites which accords with Policy CS11 in accordance with Policy CS5 and National Planning Policy, unless very special circumstances can be demonstrated;

Identify RAF Cosford and museum as a major developed site within the Green Belt and set out guidance for (re)development proposals. Criteria will include height, massing and proportionality guidelines in order to control the impact on the openness of the Green Belt and the purposes of including land within it in line with the objectives set out in PPG2 and emerging draft National Planning Policy Framework which applies more broadly to previously developed sites)

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will help to deliver local housing needs in a way which is consistent with the requirements of Green Belt policy.



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SO				Commentary
	S	M	L	
3	+	+	+	The policy will help to deliver sustainable economic development on appropriate land within the Green Belt.
4	+	+	+	The policy will regulate development to support appropriate inward investment and help maintain the contribution from existing businesses in the Green Belt.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	The policy supports limited development where this will help to deliver greater community sustainability.
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy is intended to deliver development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt.
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
18	0	0	0	No significant impact

- The policy will help to deliver local housing needs and sustainable economic development on appropriate land in a way which is consistent with the requirements of Green Belt policy;
- The policy is intended to deliver limited development in a manner which is sensitive to the need to maintain the open-ness of the Green Belt where this will help to deliver greater community sustainability.

**Policy MD9**

**Managing Development in the Countryside**

**Proposed Policy Direction - Key Elements**

*General Criteria*

- Provide guidance to ensure that all new development in the countryside is appropriately designed and located. Protection of the heritage, landscape and biodiversity asset will be important considerations and the relevant requirements of Policy MD14 (Natural Environment), Natural and Historic Environment SPDs and the AONB Management Plan will need to be taken into account.

*Conversion of Rural Buildings*

- Provide guidance to set out the circumstances where conversion of buildings in the countryside will be appropriate. This will support the conversion of suitably located and soundly constructed rural buildings to economic uses and conversions which contribute to provision of affordable housing or other uses appropriate to a rural area. Within the Green Belt, where there are more stringent controls over new development, the additional criteria applicable to conversions/ re-use of buildings in Green Belt will be set out.
- In respect of proposed open market residential uses additional criteria will be set out which support conversion of buildings to residential use where high sustainability standards are met and the building: is of a design and form which is of merit for its heritage and/or architectural value, as a landscape feature or for its contribution to local distinctiveness; requires minimal alteration or

rebuilding and the creation of residential curtilage would not adversely impact on local landscape character. It is intended that the Policy will identify removal of Permitted Development Rights to allow control over subsequent extensions and alterations to seek to ensure that the value of the building as a landscape and/or heritage asset is maintained.

- Criteria will cross reference the role of Part 2 of the Sustainability Checklist, the Shropshire Historic Farmsteads & Landscape Characterisation Project and guidance in the Historic Environment DPD in informing decision making and implementation of conversion policy.
- Set out the circumstances where the conversion of holiday let dwellings to other uses (including permanent dwellings) is appropriate and identify sequentially preferred alternative uses in line with those identified in Policy CS5. Where the existing holiday accommodation is: of permanent construction; has acceptable residential amenity standards and is suitable for full time occupation under the relevant legislation it is proposed that conversion to affordable housing will be the preferred residential use. Open market dwellings will only be acceptable where the building would meet the criteria for open market rural building conversion set out above. Where open market residential use is accepted an affordable housing contribution in line with the requirements set out in Policy CS11 will be required.
- Provide guidance to set out the circumstances where the sub-division of existing dwellings in the countryside will be appropriate including where there are no significant associated residential amenity impact issues and sub division will provide for evidenced local housing need and promote community sustainability.

#### *Large Scale Agricultural or Horticultural Development*

- Provide guidance to set out the criteria and circumstances when and where large scale buildings in the countryside will be appropriate, including where local infrastructure will be able to meet the needs of the development and there will be no unacceptable impacts on: countryside character and distinctiveness; environmental quality and existing residential amenity.

#### *Rural Workers Dwellings*

- The circumstances when rural workers dwellings, including temporary dwellings such as caravans or mobile homes, will be acceptable will be set out. Dwellings to house agricultural, forestry or other essential countryside workers will only be permitted where relevant financial and functional tests (currently set out in Annexe A, PPS7) are met and there are no other existing ( or recently existing)suitable and available affordable dwellings or other buildings which could meet the need.
- Set out requirements in approving applications for essential rural workers dwellings) and criteria for the lifting of agricultural occupancy conditions. These will seek to prevent existing rural workers' dwellings being lost from the stock of available rural workers' dwellings and provide that occupancy conditions may be attached to existing unrestricted dwellings (as well as the newly permitted unit).

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- All essential rural workers' dwellings permitted as an exception to normal policy in the countryside will be subject to occupancy conditions and will be treated as affordable housing (including permitted development rights and size restrictions), with the requirement that if for any reason it is accepted that the dwelling is no longer required as an essential rural workers' dwelling within the terms originally permitted, then it will be made available as an affordable dwelling ( as set out in the Type & Affordability of Housing SPD) unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated a financial contribution (equivalent to 50% of the value of the difference between the affordable house valuation and the full market price achieved) to the provision of affordable housing will be required.

*Replacement Buildings*

- Set out specific criteria for replacement buildings in the Green Belt in line with national guidance.
- Make it clear that in assessing proposals for replacement buildings that local character, and location, scale, form, massing, design and materials will be key considerations with the original used as the starting point.
- Provide guidance to set out the circumstances where replacement dwellings will be appropriate. As part of this there will be a need for applicants to establish that the existing dwelling was a permanent structure with an established continuing residential use. Permitted development rights in relation to replacement dwellings will normally be removed to allow control over subsequent extensions.
- With regard to replacement of buildings for employment uses, business economic sustainability criteria will be considered as part of the case for the need for a particular design /or scale of a replacement building where this differs significantly from the original.

Criteria will seek to ensure that existing buildings which are heritage assets and/ or contribute to local character and distinctiveness are only replaced where repair or other alteration is not a viable alternative and that the replacement which is permitted is appropriately designed and respects local character.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will help to regulate the delivery of development to meet local housing needs in the countryside.

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SO				Commentary
	S	M	L	
3	+	+	+	The policy will help to deliver sustainable economic development to support the diversification of the rural economy.
4	+	+	+	The policy will regulate development to support appropriate inward investment and to help maintain the contribution from existing businesses in the countryside.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	The policy supports appropriate development in the countryside where this will help to deliver greater community sustainability.
8	0	0	0	No significant impact
9	+	+	+	The policy supports development which incorporates appropriate sustainable design measures.
10	0	0	0	No significant impact
11	+	+	+	The policy provides guidance to deliver development which protects landscape quality and which is sensitive to the local context.
12	+	+	+	The policy provides guidance to deliver development which protects heritage assets and which is sensitive to the local historic environment.
13	+	+	+	The policy provides guidance to deliver development which protects biodiversity and which is sensitive to the local context.
14	+	+	+	The policy provides guidance to deliver development which incorporates appropriate sustainable design measures.
15	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

- The policy will regulate development to meet local housing needs and support deliver appropriate sustainable economic development to support the diversification of the rural economy;
- The policy provides guidance to deliver development which protects the natural and historic environment, incorporates appropriate sustainable design measures and which is sensitive to the local context.

<b>Policy MD10</b>
<p><b>Infrastructure Provision</b></p> <p><b>Proposed Policy Direction - Key Elements:</b></p> <p><i>Existing Infrastructure</i></p> <ul style="list-style-type: none"> <li>• Development should only take place where there is existing infrastructure capacity or where the development includes measures to address a capacity shortfall identified in the LDF Implementation Plan or Place Plans;</li> <li>• Ensure that existing strategic infrastructure is safeguarded and establish buffer zones to prevent restrictions on its continued operation and potential expansion being undermined by the encroachment of incompatible uses on adjacent land;</li> </ul> <p><i>New Strategic Infrastructure</i></p>

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- Support the development of new strategic infrastructure where this would help to address infrastructure requirements or community aspirations identified in the LDF Implementation Plan or Place Plans and where impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled.
- Identify general assessment criteria which will apply to all forms of strategic infrastructure;
- Identify specific criteria which will also apply to particular forms of infrastructure development, for example:  
Support renewable energy infrastructure where the contribution to Shropshire's carbon and renewable energy performance outweighs the potential for other adverse impacts. Highlight key issues for different forms of renewable energy generation (e.g. wind turbines and aircraft safety);

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy seeks to ensure that new development, including housing only takes place where it can be supported by adequate infrastructure capacity which meets the needs of the local community.
3	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire.
4	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will encourage high quality inward investment and enhance the ability of existing businesses to expand and diversify.
5	+	+	+	Safeguarding the continued operation of existing transport infrastructure and supporting the development of new transport infrastructure in appropriate locations will help to support more sustainable transport modes.
6	+	+	+	Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will help to improve access to key services and facilities.

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SO				Commentary
	S	M	L	
7	0	0	0	No significant impact
8	+	+	+	Safeguarding the continued operation of existing health service infrastructure and supporting the development of new infrastructure in appropriate locations will help to improve access to health services and facilities.
9	++	++	++	Supporting the development of new renewable energy infrastructure in appropriate locations will help to significantly reduce Shropshire's carbon footprint. Maintaining or improving the availability of other strategic infrastructure will also make a positive contribution to Shropshire's carbon footprint.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse landscape impacts.
12	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on biodiversity and geo-diversity.
14	++	++	++	The policy supports the development of new water treatment infrastructure to meet local needs and improve environmental performance and seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's water resources.
15	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire's air quality.
16	+	+	+	The policy supports the development of flood management infrastructure and seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on local flood risk.



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SO				Commentary
	S	M	L	
17	+	+	+	The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire’s soil resources.
18	+	+	+	Safeguarding existing strategic infrastructure against encroachment helps to ensure that it remains available and can expand and adapt to meet changes in local requirements, rather than undermining efficient use of land by generating a requirement for new infrastructure.

- Safeguarding the continued operation of existing strategic infrastructure and supporting the development of new strategic infrastructure in appropriate locations will make a positive contribution to a strong and sustainable economy throughout Shropshire;
  
- Supporting the development of new renewable energy infrastructure in appropriate locations will make a strong positive contribution to reducing Shropshire’s carbon footprint;
  
- The policy seeks to ensure that the development of new strategic infrastructure does not generate unacceptable adverse impacts on Shropshire’s environment and communities.

<b>Policy MD11</b>
<b>Existing Employment Areas &amp; Established Employment Sites</b>
<b>Proposed Policy Direction - Key Elements:</b>
<ul style="list-style-type: none"> <li>• The County’s most sustainable and valued employment areas, within Shrewsbury and the market towns, will be identified on the Proposals Map. These areas will maintain their role and function as locations for the development and retention of employment</li> </ul>

uses;

- Within these areas:
  - Planning applications for B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) uses and compatible waste management uses will normally be permitted;
  - Non Class B / quasi-retail uses such as car showrooms, tyre and exhaust centres, and builder’s merchants will generally be considered acceptable. Trade Counters will only be permitted where the trade counter use is clearly ancillary to the main employment use;
  - Ancillary facilities and services such as cafes, sandwich bars, and day care nurseries will also be permitted where they would support enterprise and improve the functionality of an employment area;
  - In exceptional cases, other non-Class B employment uses may be permitted where they would be of substantial community benefit and their development in this location would be in the best interests of the town;
  - Class A1 retail uses will not normally be permitted.
- In exceptional circumstances, the extension of existing employment areas for B1, B2 & B8 uses will be permitted on suitable, adjoining sites and where there would be no adverse impact on neighbouring uses, the environment or local highway network and other infrastructure;
- On established employment sites outside settlements, the retention of employment uses / existing established businesses will be favoured. Proposals by established businesses to expand their operation will be supported where this is judged to be the most sustainable option and relocation to an existing or allocated employment site within a settlement would not be more appropriate;

Proposals to redevelop employment sites outside settlements will be considered on their merits. Planning permission for alternative uses is unlikely to be granted unless it can be demonstrated that future employment use would be unviable, and the proposal would bring substantial community benefit and be in the best interests of the of the local community.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
2	0	0	0	No significant impact
3	+	+	+	The policy seeks to protect and regulate existing employment areas to help deliver sustainable economic development.
4	+	+	+	The policy will protect and regulate existing employment areas to support appropriate inward investment and to help maintain the contribution from existing businesses.
5	0	0	0	No significant impact
6	+	+	+	The policy contributes positively to the retention of a sustainable network of accessible services by maintaining the role and function of existing employment areas.
7	+	+	+	The policy contributes positively to retaining and enhancing accessible services which help to deliver greater community sustainability.
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.

- The policy seeks to protect and regulate existing employment areas to help attract appropriate inward investment and deliver sustainable economic development;
- The policy contributes positively to the delivery of greater community sustainability by maintaining the role and function of existing employment areas which support the retention of a sustainable network of accessible services;
- The policy contributes positively to the efficient use of land by protecting and regulating the development of existing employment areas.

<b>Policy MD12</b>
<b>Vital and Viable Town Centres</b>
<b>Proposed Policy Direction – Key Elements:</b>
<ul style="list-style-type: none"> <li>• Support Shropshire’s network of Strategic, Principal and District Centres, as identified in the Core Strategy, by: <ul style="list-style-type: none"> <li>○ Focussing new retail development into Town Centres and Primary Shopping Areas, to be defined on the Proposals Map;</li> </ul> </li> </ul>

- Where relevant, define primary and secondary retail frontages within Primary Shopping Areas;
- Ensuring significant retail and leisure development proposals outside Primary Shopping Areas are accompanied by suitable Impact Assessments; and
- Where appropriate, apply restrictive conditions to approved retail applications outside of town centres

### **Primary Shopping Areas**

- Define Primary Shopping Areas for identified centres where appropriate, within which there will be:
  - a presumption in favour of retail proposal, appropriate to the role and function of the centre, which improves the overall provision of the centre;
  - a presumption against changes of use away from A1 (shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes);
  - an expectation that all proposals maintain an active and continuous shopping frontage
- Define Primary and Secondary Shopping Frontages for Shrewsbury, including the identification of the Riverside area within the Primary Shopping Frontage area.

### **Retail Impact Assessments**

- Applicants will be required to complete and submit, as part of their planning application, a Retail Impact Assessment for locally significant retail proposals in edge or out of centre locations.
- It is proposed the following floorspace thresholds are used to determine the significance of proposals and therefore whether a Retail Impact Assessment will be needed:
  - Strategic Centre (Shrewsbury) – 500sqm gross floorspace and above;
  - Principal Centres – 300sqm gross floorspace and above
  - District Centres – 200sqm gross floorspace and above
- The Council will refuse applications where it is considered the impact on the town centres is likely to be significant, or where it is considered the scope of the Retail Impact Assessment is insufficient.

Retail Impact Assessments should have regard to the degree of impact on locally distinctive features and assets, as well as to the impact on committed and planned investment in centres and other criteria contained in national planning guidance.

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SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	The policy makes positive contribution to the promotion of a strong and sustainable local economy by promoting and regulating town centre development.
4	+	+	+	The policy will protect and regulate existing town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses.
5	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town centres which are served by public transport.
6	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town centres which helps to minimise the need to travel.
7	+	+	+	Supporting vital and viable town centres helps focus community activity and interaction in existing town centres.
8	0	0	0	No significant impact
9	+	+	+	Supporting vital and viable town centres helps to focus employment, retail and community activity in existing town centres which helps to minimise carbon emissions from transport.
10	0	0	0	No significant impact
11	+	+	+	The policy makes positive contribution to the protection of the locally distinctive features and assets which help to maintain the distinctiveness of Shropshire's market towns.
12	+	+	+	The policy makes positive contribution to the protection of locally distinctive features and assets including historic environment assets.

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SO				Commentary
	S	M	L	
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy contributes positively to the efficient use of land by protecting and regulating town centre development.

- The policy makes positive contribution to the promotion of a strong and sustainable local economy by protecting and regulating town centre uses to help deliver appropriate inward investment and to help maintain the contribution from existing businesses;
- Focussing employment, retail and community activity in existing town centres helps to minimise the need to travel and improve accessibility by public transport. As a result the policy may also help to reduce carbon emissions from transport;
- The policy makes positive contribution to the protection of locally distinctive features and assets, including the historic environment, which in turn helps to maintain the distinctiveness of Shropshire's market towns.

**Policy MD13**

**Tourism facilities and Visitor Accommodation**

**Proposed Policy Direction - Key Elements:**

- Provide guidance to ensure proposals requiring a countryside location compliment rural character and scenic/environmental qualities and meet adopted, and emerging SAMDev, policy requirements for development in the countryside and, where applicable, the Green Belt;
- Set out preference for the re-use of suitable existing buildings to house facilities, ensuring proposals requiring new buildings identify that no existing buildings are available/suitable and needs are not met by existing facilities;
- Set out guidance to ensure marina development proposals can demonstrate the need for the development, the benefits of the proposal, and the capability of the canal network to accommodate the development. Set criteria to ensure proposals are in appropriate locations and have regard to scale, accessibility, surrounding character, and impact on the landscape, recognising the constraints that are placed on the location of marina development.
- Identify canal lines to be protected on the proposals map.

*Visitor accommodation:*

- Provide guidance to ensure new and extended touring caravan and camping sites are well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and planting; and that the local road network is capable of accommodating the type and level of traffic generated.
- Set out guidance to ensure proposals for more permanent forms of accommodation such as static caravans, chalets and log cabins, and all proposals including ancillary permanent structures, are also of high quality in layout and design, accessible, meet a need, and are economically viable/beneficial. The type and scale of ancillary development should be consistent with the scale of accommodation proposed and existing buildings should be used where possible.
- Ensure proposals have regard for the cumulative impact of visitor accommodation on the scenic qualities of the area as well as the over intensification of the site. For extensions to existing sites set guidance to ensure regard is also had for the need for the extension and the benefit to the business.

Set out guidance to restrict occupancy and use to ensure that sites developed for visitor accommodation remain in tourism use.

SO				Commentary
	S	M	L	



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SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	The main purpose of the policy is to support and enhance Shropshire's tourism economy by providing clear guidance about tourism development and visitor accommodation.
4	+	+	+	Providing clear guidance about tourism development and visitor accommodation will help to attract high quality inward investment and the expansion and diversification of existing businesses in appropriate circumstances.
5	+	+	+	Canal based tourism makes a positive contribution to travel by sustainable modes.
6	+	+	+	The policy seeks to ensure that tourism development takes place in accessible locations.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	The policy supports the re-use of buildings to provide new tourism facilities and visitor accommodation.

- The main purpose of the policy is to support and enhance Shropshire’s tourism economy by providing clear guidance about tourism development and visitor accommodation;
- The policy seeks to ensure that the development of new tourism facilities and visitor accommodation does not generate unacceptable adverse visual and landscape impacts.

**Policy MD14**

**Protecting and Enhancing Shropshire’s Natural Environment**

**Proposed Policy Direction - Key Elements:**

- Provide guidance to ensure that ecological networks, Nature Improvement Areas (or other landscape-scale biodiversity priority areas), biodiversity sites, habitats and species of recognised value are protected, enhanced, restored, reconnected or created, in a way consistent with the hierarchy of international, national and local designations and the Shropshire Biodiversity Action Plan;
- Provide guidance to ensure that sites and areas of recognised geo-diversity value are protected and that opportunities to secure geological conservation benefits are integral to planning decisions where relevant;
- Provide guidance to ensure that development protects valued landscapes and areas of tranquillity and respects the quality and sensitivity of local landscape character. Ensure that great weight is given to the protection of landscape and scenic beauty in the

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AONB. Further guidance is available from the AONB Management Plan;

- Provide guidance on limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;
- Identify and prioritise the positive contribution which development can make to Shropshire’s multifunctional Environmental Network (Core Strategy Policy CS17) and Nature Improvement Areas (or other landscape scale biodiversity priority areas);
- Provide guidance to ensure that development safeguards (maintains and enhances) protected or otherwise significant trees, woodland and hedges and to ensure that development compensates for the unavoidable loss of, or damage to important trees, woodland and hedges;

Identify site based development requirements which will enhance tree cover and habitat connectivity through appropriate new planting and management of the existing tree stock and hedgerow resource.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	++	++	++	Establishment and ongoing improvement of Shropshire’s environmental network will contribute positively to community interaction and activity
8	+	+	+	The protection of areas of recognised environmental value and improved access to the natural environment can foster

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				activity and healthy lifestyles.
9	+	+	+	Access to environmental networks can foster sustainable transport decisions.
10	++	++	++	Environmental networks are specifically designed to facilitate the adaptation and migration of biodiversity, water management and other climate change adaptation measures.
11	++	++	++	The policy specifically seeks to provide protection for landscape character
12	+	+	+	Environmental networks will foster opportunities to preserve, enhance and interpret historic environment assets and their settings.
13	++	++	++	The policy is specifically designed to protect and enhance biodiversity.
14	+	+	+	The multi-functional nature of environmental networks is intended to deliver water management benefits
15	+	+	+	Protecting the natural environment and the establishment and ongoing improvement of Shropshire's environmental network will contribute positively to local air quality.
16	+	+	+	The multi-functional nature of environmental networks is intended to deliver flood management benefits.
17	0	0	0	No significant impact
18	0	0	0	No significant impact

- The proposed Policy Direction has a strong positive impact on community wellbeing, environmental management and climate change;

**Policy MD15**

**Waste Management Facilities**

**Proposed Policy Direction - Key Elements:**

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- Support the development of recycling, recovery and waste transfer facilities in appropriate locations including those identified in Policy Directions MD3 or MD11 where impacts on the local community and Shropshire’s natural and historic environment can be satisfactorily controlled;
- Provide guidance to ensure that waste management development does not generate unacceptable adverse impacts on people and the environment including: landscape, visual, noise, dust, odour, water quality, flooding or traffic impacts;
- Identify key development management criteria to guide applications for:
  - In-vessel composting or anaerobic digestion facilities;
  - Open air composting facilities;
  - Facilities for the recycling of construction and demolition materials;
  - Proposals to recover energy from waste;

Facilities for the handling, treatment, processing or disposal of Hazardous Wastes.

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Improved local availability of waste management facilities can help to reduce overheads and generate better resource efficiency for local companies;
4	+	+	+	The policy supports both inward investment and the expansion and diversification of existing waste management businesses;
5	0	0	0	No significant impact
6	+	+	+	Improved local availability of waste management facilities can help to reduce unnecessary transport of waste

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SO				Commentary
	S	M	L	
				materials.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	++	++	++	Supporting waste diversion away from landfill will make a significant contribution to limiting existing carbon emissions.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse visual and landscape impacts.
12	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse environmental impacts.
14	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on the water environment.
15	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that waste management facilities do not generate unacceptable adverse environmental impacts.

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SO				Commentary
	S	M	L	
18	++	++	++	Supporting waste diversion away from landfill will make a significant contribution to more efficient use of material resources.

- Supporting waste diversion away from landfill will make a significant positive contribution to material resource efficiency and a reduction in existing carbon emissions;
- The Policy identifies criteria for different types of waste management facilities to try to ensure that they do not generate unacceptable adverse environmental impacts.

### Policy MD16

#### Landfill and Land Raising Sites

##### Proposed Policy Direction - Key Elements:

- Establish a policy test for landfill and landraising proposals which reflects the waste hierarchy, the need to provide for waste in a way consistent with the principle of 'equivalent self-sufficiency' and the potential impact on the completion or restoration of existing landfill sites;
  - Highlight the information which will be required and the policy tests which will be applied to landfill or landraising proposals;
- Identify requirements for the satisfactory restoration and after use of landfill and landraising sites.

SO				Commentary

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	<b>S</b>	<b>M</b>	<b>L</b>	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	The policy seeks to ensure that waste disposal facilities do not generate unnecessary transport of waste materials.
7	0	0	+	The restoration of landfill and land raising sites can help to deliver accessible green space and opportunities for countryside recreation.
8	0	0	+	Restored landfill and land raising sites can help improve access to the natural environment which can foster activity and healthy lifestyles.
9	-	-	-	Additional landfill capacity has the potential to increase Shropshire's carbon emissions.
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse visual and landscape impacts.
12	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on the historic environment.
13	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts.
14	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on the water environment.



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SO				Commentary
	S	M	L	
15	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts.
18	-	-	-	The local availability of additional landfill and land raising sites may undermine more efficient use of material resources.

- Additional landfill capacity would have a negative impact on Shropshire's carbon emissions, and would undermine more efficient use of material resources;
- The policy seeks to ensure that landfill and land raising sites do not generate unacceptable adverse environmental impacts and the restoration of landfill and land raising sites can help to deliver accessible green space and opportunities for countryside recreation.

### Policy MD17

#### Mineral Safeguarding

##### Proposed Policy Direction - Key Elements:

- Highlight Minerals Safeguarding and Coal Consultation Areas on the Proposals Map.

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- Describe the operation of the minerals safeguarding approach, including:
    - Identifying the operational limits of mineral deposits;
    - Identifying strategic mineral transport and processing facilities (safeguarded by Policy MD12: Infrastructure);
    - Identifying appropriate buffers against proximal development;
- Encouraging the prior extraction of minerals, wherever practicable, in circumstances where it is necessary for non-mineral development to take place in Minerals Safeguarding Areas;

SO				Commentary
	S	M	L	
1	+	+	+	Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	Promoting the extraction of mineral resources prior to development can help to secure local supplies of mineral to reduce transport distances.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	+	+	+	Promoting the extraction of mineral resources prior to development can help to reduce carbon emissions from mineral transport.

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SO				Commentary
	S	M	L	
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	++	++	++	Resource efficiency is the primary objective of this policy. Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources.

- Mineral safeguarding will support the efficient and comprehensive working of finite local mineral resources;
- Promoting the extraction of mineral resources prior to development can help to reduce transport distances and carbon emissions from mineral transport;
- Mineral safeguarding can help to identify potentially hazardous legacies from historic mineral working so that these are addressed as an integral part of the development process.

**Policy MD18**

**Management of Mineral Development**

**Proposed Policy Direction - Key Elements:**

- Identify criteria to manage mineral exploration;
- Promote the comprehensive working of mineral resources and appropriate use of high quality materials;
- Provide guidance to ensure that mineral working does not generate unacceptable adverse impacts on people and the environment including visual, noise, dust, vibration, water quality, flooding or traffic effects;
- Provide guidance about the assessment of mineral transport issues including the site access and traffic movements and provide support for opportunities to transport minerals by rail;
- Require the provision of information concerning the proposed method, phasing and management of the mineral working proposals;
- Provide guidance about appropriate measures to manage ancillary development;

Promote opportunities to generate local benefits from the management of restoration and after use proposals (with particular reference to opportunities to establish or improve multi-functional environmental networks {Core Strategy Policy CS17}).

SO				Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact

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SO				Commentary
	S	M	L	
5	+	+	+	The policy supports opportunities to move mineral by sustainable transport modes.
6	0	0	0	No significant impact
7	+	+	+	The management of mineral sites can help to deliver local community benefits.
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse visual and landscape impacts.
12	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on the historic environment.
13	+	+	++	The policy seeks to ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.
14	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on the water environment.
15	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on local air quality.
16	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse impacts on local flood risk.
17	+	+	+	The policy seeks to ensure that mineral working does not generate unacceptable adverse environmental impacts.
18	+	+	+	The policy seeks to ensure the efficient management and phasing of mineral working.

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- The effective management of mineral exploration, mineral working and ancillary activities will ensure that mineral working does not generate unacceptable adverse environmental impacts and promotes opportunities to generate biodiversity and others benefits from site restoration.

## Appendix E: Preferred Options site assessment SA Summaries

### Albrighton Place Plan:

### Albrighton (Housing):

Site Ref	SA Summary
ALB002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB015/ 10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

### Albrighton (Employment):

Site Ref	SA Summary	Best option from SA	Chosen option
ELR010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.	ELR010	None- sought views about whether employment should be located in Albrighton or Cosford, given the key constraints of the Green Belt and limited availability of land

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**Bishop’s Castle Place Plan:**

**Bishop’s Castle (Housing):**

Site Ref	SA Summary
BISH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair
BISH007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people’s recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site for housing is thus judged to be poor.
BISH010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space and a young people’s recreational facility, landscape sensitivity (which is medium/high) agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument (Motte and Bailey of Bishop’s Palace) and a Conservation Area, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space and agricultural land quality. The assessment also shows negatively that 60% of the site is within a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bishop’s Castle (Employment):**



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Site Ref	SA Summary
ELR048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
ELP049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bucknell:**

Site Ref	SA Summary
BUCK003	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative whilst the ancient woodland is separated from the site by the River Redlake and railway so any further impact is likely to be minimal.
BUCK008	The Stage 2a assessment is positive for access to bus transport the primary school, and a children's play area. It is negative for access to two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. 20% of the site is within flood zone 3. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However the ancient woodland is separated from the site by other development, the River Redlake and railway so any further impact is likely to be minimal.
BUCK009	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative.

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**Chirbury:**

Site Ref	SA Summary
CHIR001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
CHIR002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clun:**

Site Ref	SA Summary
CLUN001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space and an amenity green space and flood risk. It is negative for access to bus transport, the other three amenities and facilities, landscape sensitivity (which is high), proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
CLUN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and flood risk. It is negative for access to the primary school, landscape sensitivity (which is high), proximity to a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Lydbury North:**

Site Ref	SA Summary
LYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD002	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

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**Worthen and Brockton:**

Site Ref	SA Summary
WORTH001/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area, flood risk and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
WORTH002/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
BROC001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be poor.

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**Bridgnorth Place Plan:**

**Bridgnorth (Housing):**

Site Ref	SA Summary
BRID001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route, low flood risk and the potential use of previously development land. However, the site is in the Green Belt and is entirely divorced from the built area of Bridgnorth with no local services and facilities. Overall sustainability of the site is therefore judged to be poor.
BRID004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space and high landscape sensitivity. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation Area and tree impacts, including proximity to Ancient Woodland. The site scores positively for access to a bus route, access to open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, and access to some types of Open Space. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation area and potential impacts on protected trees. The site scores positively for access to a bus route, open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID014/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, proximity to the Panpudding Hill Scheduled Ancient Monument and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for access to Primary Schools and low flood risk. Overall

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	sustainability of the site is therefore judged to be poor.
BRID015/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, flood risk and potential impacts on protected trees and agricultural land. The site is close to historic and current waste management facilities. The site scores positively for access to Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
BRID016/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area, Scheduled Ancient Monument and agricultural land. The site scores positively for access to Primary Schools, some types of open space and Flood Risk. Overall sustainability of the site is judged to be poor.
BRID017/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary schools and most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
BRID018/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes schools and some types of open space, although the site is separated from the town by the bypass. Overall sustainability of the site is judged to be poor.
BRID020A/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID020B/09 (inc.BRID004)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID023/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity, impacts on protected trees and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID025	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and a Wildlife Site and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID026	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

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Site Ref	SA Summary
BRID027	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, Primary Schools and open space, proximity to the Panpudding Hill Scheduled Ancient Monument (across the bypass) and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Bridgnorth (Employment):**

Site Ref	SA Summary
ELR011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of land to the North. Overall sustainability of the site is therefore judged to be fair.
ELR012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for flood risk, impacts on protected trees and agricultural land quality. The site is within 250m of a historic landfill site. The site scores positively for access to bus routes and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.
ELR015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site is within the Green Belt and its development is therefore contrary on principle to national and local policy. The site scores positively for access to bus routes, flood risk and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.

**Ditton Priors:**

Site Ref	SA Summary
DITT05/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to the Conservation area and potential impacts on protected trees and agricultural land. The site scores positively

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	for access to bus routes, the Primary School, some types of open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
DITT06/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, the Primary School and open space, proximity to the Conservation area and potential impacts on agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Neenton:**

Site Ref	SA Summary
NEE001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space, being within the Conservation area and potential impacts on agricultural land. The site scores positively for access to bus routes and low flood risk. Overall sustainability of the site is therefore judged to be fair given the local context.

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**Broseley Place Plan:**

**Broseley (Employment):**

Site Ref	SA Summary
ELR016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, landscape sensitivity and potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site is judged to be fair.
ELR017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, high landscape sensitivity and potential impacts on the Conservation Area, Ancient Woodland and high quality agricultural land. The site contains an historic landfill site. The site scores positively for access to bus routes, amenity open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for the manufacture of clay bricks and tiles, mining and quarrying. Overall sustainability of the site is judged to be fair.
ELR018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high landscape sensitivity and potential impacts on the Conservation Area. The site scores positively for access to bus routes, open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be fair.



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**Church Stretton Place Plan:**

**Church Stretton:**

Site Ref	SA Summary
CSTR004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport the primary school, three out of the five amenities and facilities and flood risk. It is negative for landscape sensitivity (which is high), proximity to the Nover's Hill Scheduled Ancient Monument, the Church Stretton Conservation Area and the Long Mynd Site of Special Scientific Interest (SSSI). The assessment also shows that all but the southern end of the site is covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other two amenities and facilities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and the Long Mynd SSSI. The assessment also shows that the site lies within the Church Stretton Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five facilities and amenities and flood risk. It is negative for access to the other three facilities and amenities, landscape sensitivity (which is high) and proximity to the Church Stretton Conservation Area, an area of Ancient Woodland and the Long Mynd SSSI. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space and flood risk. It is negative for access to the other four facilities and amenities and proximity to the Church Stretton Conservation Area, the Long Mynd SSSI and an area of Ancient Woodland. The presence of a group Tree Preservation Order on the site also shows as a negative. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR013	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
CSTR014	The Stage 2a assessment is positive for access to all facilities and amenities except amenity green space. Negative scores recognise that small parts of the site fall within 300m of the Church Stretton Conservation Area or within 100m of the Coppice Leasowes Local Nature Reserve and the site is on Grade 3 agricultural land. With the exception of the latter, only small parts of the site are affected by negative scores and it is likely that any development could be designed to avoid any adverse impact. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be good.

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Site Ref	SA Summary
CSTR017	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and to a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.
CSTR019/R	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low), access to an area of natural or semi-natural open space and flood risk. It is negative for access to bus transport, the other four amenities and facilities and proximity to an area of Ancient Woodland. The eastern half of the site is also within 250m of a Wildlife Site but careful design of development may help to reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR020	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and access to a local park or garden. It is negative for access to the primary school and other facilities. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR021	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all facilities and amenities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR022	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and previous use (two small ponds were in filled between 1840 and 1897). It is negative for access to bus transport, the primary school, all amenities and facilities and for proximity to both an area of Ancient Woodland and a Wildlife Site. Around two-thirds of the eastern part of the site also has high landscape sensitivity. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR023	The Stage 2a assessment is positive for flood risk and previous industrial use (a small disused quarry dating from 1889). It is negative for access to bus transport, the primary school, all facilities and amenities and landscape sensitivity (which is high). It is also within 500m of an area of Ancient Woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR027/09	The Stage 2a assessment (sustainability appraisal) is positive for access to all facilities and amenities, landscape sensitivity (which is low) and flood risk. It shows that the lower part of the field is Grade 3 agricultural land but that the majority of the site is Grade 4, giving an overall neutral score. The assessment is negative for access to bus transport and the primary school. The eastern third of the site is within 250m of a Wildlife Site but careful design of development could reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
CSTR028/10	The Stage 2a assessment (sustainability appraisal) is negative for access to bus transport, the primary school, all amenities and facilities and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are

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Site Ref	SA Summary
	neutral. The overall sustainability is thus judged to be poor.
CSTR0029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all facilities and amenities except amenity green space, landscape sensitivity (which is low) flood risk and previous industrial use (a small quarry dating from 1883 is recorded). The assessment is negative for access to the primary school, proximity to an area of Ancient Woodland and to the Coppice Leasowes Local Nature Reserve. The north eastern half of the site is Grade 4 agricultural land, the remainder is Grade 3, giving an overall precautionary negative score. All other sustainability objectives are neutral. The overall sustainability of the site is thus considered to be fair.
CSTR0030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and flood risk. It is negative for access to all amenities and facilities, landscape sensitivity (which is high), and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. The whole site is also covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

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**Church Stretton (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
<b>ELR050</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on a local nature reserve (LNR Coppice Leasowes). The site scores positively for access to open space and for low landscape sensitivity. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be poor.
<b>ELR051</b>	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
<b>ELR052</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.

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**Cleobury Mortimer Place Plan:**

**Cleobury Mortimer (Housing):**

Site Ref	SA Summary
CMO001	Stage 2a scores the site positively on proximity to bus stops, amenity green space, a children's play area and young people's recreational area. It also scores positively for its urban landscape character, and for containing previous industrial or potentially contaminative land use. The site scores negatively on proximity to the primary school and remaining facilities, and for being in the buffer of the conservation area. Overall, in sustainability terms the site is considered good.
CMO002	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to three remaining facilities, primary school, and for containing higher quality agricultural land. It also scored negatively for being within the 300m buffer of the Wayside Cross SAM and conservation area. Although Stage 2a highlighted the site was within the 300m buffer of the Wayside Cross SAM and the conservation area, development here is not considered to affect their setting. Overall, the sustainability of the site is considered fair.
CMO005	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to the primary school and remaining facilities, for being partly in use as an allotment (although private) for containing higher quality agricultural land. It is within the buffer of the conservation area although the site is not expected to unduly impact on the conservation area. Overall, the sustainability of the site is considered fair.
CMO008	In Stage 2a the site scored positively in terms of proximity to bus stops, amenity green space and young people's recreational area and for being within Flood Zone 1. It scored negatively on proximity to primary school, the remaining amenities and for being on better agricultural land. Overall, the site is considered to be fair in sustainability terms.
CMO010	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space, children's play areas and young people's recreational facility and for being urban in landscape character and in Flood Zone 1. It scored negatively due to being within the Conservation Area and proximity to remaining amenities. Overall, the sustainability of the site is considered to be good.
CMO013	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space and play areas, and for being urban in landscape character and in Flood Zone 1. It scored negatively for proximity to remaining amenities and due to being within the Conservation area. Overall, the sustainability of the site is considered to be good.

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**Cleobury Mortimer (Employment):**

<b>Site Ref</b>	<b>SA Summary</b>
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes and may provide an opportunity to re-use previously developed land and address contamination from former uses. It scores negatively for being within the buffer of a conservation area and for a very small proportion containing Flood Zone 3. Overall, it is considered good in sustainability terms.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes. It scored negatively for containing higher quality agricultural land. Overall the sustainability of the site is judged to be fair.

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**Craven Arms Place Plan:**

**Craven Arms (Housing):**

Site Ref	SA Summary
CRAV001	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and is mainly Grade 2 agricultural land and is used for livestock grazing which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV001 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The overall sustainability of the site is therefore judged to be poor.
CRAV002	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development but lies largely within the setting of the existing residential development of Sunningdale and Castle View and development of the site could be screened from view by appropriate landscaping. CRAV002 has a lower Grade 3 agricultural classification than the land at CRAV001 (i.e. Grade 2) but is used for livestock grazing and so still links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV002 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops but a bus stop could be located close to CRAV002. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The current sustainability of the site is therefore judged to be poor.
CRAV003	The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity, only limited flood risk on the approach roads, there is an absence of contamination from previous uses and proximity to the waste transfer station is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.
CRAV004	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, adjoining developments also provide amenity green space and children's play areas in the

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Site Ref	SA Summary
	locality. The site is free from flood risk being elevated in the local landscape. The site accommodates a Tree Preservation Order and is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care would be needed in the design of any development.
CRAV005	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the north and the south of Craven Arms. The overall sustainability of the site is judged to be poor.
CRAV006	The Stage 2a assessment (sustainability appraisal) shows the site is good quality agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road via Burnside Close and to amenity spaces and children's play spaces in the adjoining town. The railway embankment does not form an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, this isolated and partially elevated site is within 500m of the Ancient Woodland of Sallow Coppice and is partially visible to views from the AONB to the south and this site has high landscape sensitivity. The overall sustainability of the site is judged to be fair.
CRAV007	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV007 is predominantly Grade 2 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV007 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development within the town but this is some distance from site. The current sustainability of the site is therefore judged to be poor.
CRAV008	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV008 is predominantly Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, site CRAV008 is distant from all local services but does have access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.



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CRAV009	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.
CRAV010	The Stage 2a assessment (sustainability appraisal) shows the site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is free from flood risk being elevated in the local landscape but the development must remove any drainage issues for the surrounding lower lying land. The site is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care will be needed in completing the partially developed Care Home.
CRAV012	The Stage 2a assessment (sustainability appraisal) shows the site is largely affected by Flood Zone 3a and only the north eastern area of the site was progressed as a potential development site. This will also protect the setting of the extended Newton Conservation Area adjoining the southern part of the site which communicates across the bridging point for Footpaths 21, 22 and 23. The site is accessible to amenity land and the bus stops and services along Corvedale Road and the A49, Shrewsbury Road and to the local primary school but is distant from other recreational facilities along Shrewsbury Road. The potential development land at the north east of the site is well screened by tree cover and relatively low lying in the local landscape and has a low sensitivity to development. The overall sustainability of the site is judged to be fair.
CRAV013	The Stage 2a assessment (sustainability appraisal) shows this visible site has high landscape sensitivity and is good quality Grade 2 and 3a agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining neighbourhoods but is distant from the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is within 500m of the Ancient Woodland of Sallow Coppice but is screened from view by site CRAV005 which forms the plateau of this steep hillock. This low lying site which is traversed by a local brook is within Flood Zones 2 and 3a and is prone to surface water and groundwater flooding but infiltration drainage may still be possible subject to further investigations of the local geology. The overall sustainability of the site is judged to be fair.
CRAV014	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land and the enclosure of the site would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the south of Craven Arms. The overall sustainability of the site is judged to be poor.
CRAV015	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies

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	<p>outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV015 is both Grades 2 and 3 agricultural land which link to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, Site CRAV015 is distant from local services but the northern area has improved access along Long Lane to bus services on the A49 and the southern area has access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.</p>
CRAV016	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV016 is mixed Grade 2 and Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV016 is close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the groundwater conditions (due to local geology) require further investigation. The current sustainability of the site is therefore judged to be poor.</p>
CRAV017	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV017 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV017 is located to the north of Long Lane but is directly adjoining the A49, Shrewsbury Road but there is not existing access and this boundary is heavily screened by trees. Physical proximity to the town provides reasonable access to local services on the A49 and to local employment areas. There is also access to the local Waste Transfer Station, locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>
CRAV018	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV018 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV018 is located directly off Long Lane opposite the Craven Arms Business Park and there is reasonable access to local services on the A49 and to other local employment areas which support the aspiration for employment development. There is also access to the local Waste Transfer Station which locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the</p>

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	site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.
CRAV019	The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. CRAV019 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV019 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and the limited access to services.
CRAV020	The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV020 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.
CRAV021	The Stage 2a assessment (sustainability appraisal) shows the site is accessible to bus services along the A49, Shrewsbury Road and recreational facilities around the adjacent Community Centre but is distant from the primary school and amenity green spaces. Located centrally in the town, there is no impact upon the landscape character around the town. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood and the current state of the site is very poor. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be good.
CRAV022	The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on Corvedale Road and the A49, Shrewsbury Road and to recreational facilities and the primary school. Located in the east of the town but visible from the Corvedale and Halford village there would be an impact on landscape character but a redevelopment has the potential to improve the current visual character of the site which could also make a positive contribution to the Newton Conservation Area. There is a potential flood risk across the whole site from the River Onny and the extent of this flood risk requires further investigation. The long standing employment use could indicate potential ground contamination of the land. The overall sustainability of the site is judged to be fair.
CRAV023	The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on the A49, Shrewsbury Road and to recreational facilities around the adjacent Community Centre but is distant from the primary school. Located in the

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	north of the town, there is no impact upon the landscape character. The site is located close to the Craven Arms Business Park and complements the employment offer in this neighbouring employment area which includes the Waste Transfer Station which is regarded as an important local facility. There is no flood risk to the site from any local watercourses but the long standing employment use and the nature of the activities would indicate potential ground contamination of the land. The overall sustainability of the site is judged to be good.
CRAV024	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is currently used for grazing. The site provides access to bus services along Clun Road but is some distance from the primary school, bus services and recreational facilities available along the A49 (Shrewsbury Road). The existing developments around the site provide amenity green space and children's play area. The site is also free from flood risk being elevated in the local landscape but surface drainage may cause issues in the surrounding area. The site accommodates a Tree Preservation Order, within 300m of Scheduled Ancient Monument 32289 on Clun Road and 500m of Ancient Woodland but this is separated from the woodland by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be fair but care would be needed in the design of any development.
CRAV025	The Stage 2a assessment (sustainability appraisal) shows the site is accessible to the local primary school, to bus services along the A49, Shrewsbury Road and recreational facilities and amenity green spaces. Located just south of the town centre, there is no impact upon the landscape character due to the enclosure of the site to views from Stokesay Castle to the south. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be fair.

**Craven Arms (Employment):**

Site Ref	SA Summary
ELR053	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to schools, some types of open space. Development has potential to impact on a nearby Scheduled Ancient Monument, protected woodland and high quality agricultural land. Part of the site suffers from high flood risk. Part of the site is within the buffer zone of an existing waste management site (Long Lane). The site scores positively for access to bus routes and some types of open space and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR054	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area and high quality agricultural land. The whole site suffers from high flood risk. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR055	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a Scheduled Ancient Monument (Bronze Age burial mound), protected woodland (Berrymill Wood and The Grove) and high quality agricultural land. The site is within 250m of a waste management facility at Long Lane Industrial Estate. The site scores positively for low flood risk and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR056	The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively

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Site Ref	SA Summary
	used for agriculture. The railway restricts access to bus services and recreational facilities available on the A49 (Shrewsbury Road) but the services are still accessible within the town. The site scores positively for low landscape sensitivity, only limited flood risk on approach roads, absence of contamination from previous uses and proximity to the waste transfer station perceived locally as an important facility. There is access to bus services along Clun Road and the A49 (Shrewsbury Road) and to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.
ELR057	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.

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**Ellesmere Place Plan:**

**Ellesmere (Housing):**

Site Ref	SA Summary
ELL001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, amenity green space, a children's play area, flood risk and for being a previously developed site. It scores negatively for being partly within Cremourne Park, access to a primary school, access to area of natural and semi-natural open space and young people recreational facility, adjoining the Conservation Area, being within the buffer of The Mere Wildlife site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL002/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area, landscape sensitivity and the use of previous industrial land. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone, flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3 and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park, or garden, amenity green space, a children's play area, landscape sensitivity, flood risk and potential to remediate previously contaminated land. It scores negatively for access to a primary school, access to natural or semi natural open space and young people's recreation facility, for being within the buffer zone of Ellesmere Conservation Area, 'The Mere' Wildlife Site and Swanhill historic landfill and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity green space and a children's play area and landscape sensitivity. It scores negatively for flood risk, access to a local park or garden, open space, a young people's recreation facility. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area and landscape sensitivity. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area. It also scores positively for having a previous industrial use (railway and factory) as this will minimise the need for greenfield land whilst bringing this site back into use. It scores negatively being within the buffer zone of the Conservation Area, for access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall

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	sustainability of the site is judged to be fair.
ELL016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity green space and children's play area, landscape sensitivity and for flood risk. It scores negatively on access to a primary school and is located within the buffer zones for the Conservation Area, Ellesmere Castle SAM and a historic landfill site. The site also scores negatively on Landscape Sensitivity due to its location next to the Mere and several TPOs are located within the site covering a total of 11 trees. Agricultural land quality is grade 3 which is the same classification for all sites around Ellesmere. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL017a	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to local park or garden, open space and a young people's recreation facility and Tree Preservation Orders (there are 6 around the perimeter of the site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL017b	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space and a young people's recreation facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
ELL018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, open space, amenity greenspace, landscape sensitivity and for flood risk. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, for being within the buffer zones of Ellesmere Castle SAM, Ellesmere Conservation Area and Birch Road Historic Landfill site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and landscape sensitivity. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, a local park or garden, open space, for being within the buffer zones of Birch Road Pond Wildlife Site, Ellesmere Conservation Area and Birch Road Historic Landfill site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, amenity greenspace, a children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space, and young people's recreation facility, its location in The Ellesmere Conservation Area and the agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair

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**Ellesmere (Employment: Neither are preferred options)**

Site Ref	SA Summary
ELR039	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space and for potential impacts on the Conservation Area and high quality agricultural land. A small area is affected by high flood risk. The site scores positively for access to bus services and low landscape sensitivity. There may be an opportunity to address issues arising from the presence of 'unknown filled ground' on the site. Overall sustainability of the site is judged to be fair.
ELR040	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on part of the site and for potential impacts on high quality agricultural land. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be fair.

**Cockshutt:**

Site Ref	SA Summary
CO001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park and garden, natural or semi natural open space and young people's recreational facilities, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, the location with the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and the agricultural land quality. Part of the site is also an existing village recreation ground. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, to public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality grade 2. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public



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	transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO010/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO015/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. It scores negatively for access to a primary school, public transport, access to all 5 amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO017/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO020/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO021/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor

**Dudleston Heath and Elson:**

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Site Ref	SA Summary
DUDH001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
ELS001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, previous industrial or potentially contaminative land and low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

**Tetchill:**

Site Ref	SA Summary
TET001	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and low flood risk. However, the site scores negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
TET002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, high risk of flooding, high landscape character the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Welsh Frankton:**

Site Ref	SA Summary
WFTN001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
WFTN002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

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**Highley Place Plan:**

**Highley:**

Site Ref	SA Summary
HIGH002	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a bus service but negatively for access to the local primary school, which is on the west side of the town. The site scores positively on access to three of the five recreation facilities, is not considered to be at flood risk and has low broad landscape sensitivity. Overall the site is considered to have average sustainability.
HIGH003	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and the local primary school. The site also scores well in relation to its access to three of the five sporting and recreational facilities. The site scores neutrally on its potential impact on the ability of people to access sporting and recreational facilities. The site is within 300 meters of a conservation area. Overall the site is considered to have an average/high sustainability.
HIGH004 (incl. part of HIGH011)	The stage 2a (sustainability appraisal) assessment scores this site positively for both access to a bus route and a local primary school. The site also scored positively on access to two of the five sporting and recreational facilities and neutrally on its potential impact on the ability of other people to access these existing facilities. The site is within the buffer zone of a Wildlife Site (Borle Brook Wood) and is within grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH016	The Stage 2a (sustainability appraisal) assessment scores this site positively for access to a primary school and local bus service and to two of the five recreation facilities. The site is considered not to impact negatively on any designated recreation facility or open green space. The site is within 300 m of a conservation area and is on grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH017	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service and to one of the five recreation facilities. The site scores negatively for access to a primary school as this is considered to be more than 10 minutes' walk away. The site sits within the buffer zone of conservation area, within 500 meters of ancient woodland and within grade 3 agricultural land. Overall it is considered the site's location is poorly sustainable.

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**Ludlow Place Plan:**

**Ludlow (Housing):**

Site Ref	SA Summary
LUD001	In Stage 2a the site scored well for proximity to bus stops and for proximity to amenity green space and children's play area. It scored negatively due to its proximity to primary school, and remaining amenities. It also scored negatively for being partly located on Flood Zone 3 and for containing higher quality agricultural land. Overall, the site scores fair to poor in sustainability terms.
LUD002/ 015	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being within the lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation area and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School and remaining open space amenities. Overall, the site scores fairly in sustainability terms.
LUD004/013	Stage 2a scored the site positively on proximity to bus stops, primary school and open space but with proximity dependent on access via new bridge. It scored negatively by being within the buffers of a designated habitat, Scheduled Ancient Monument, conservation area and an existing waste management operation and for a small proportion of the site being within Flood Zone 3. Overall, the site scores poorly in sustainability terms.
LUD014	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other indicators are neutral. Overall, the site is considered to be fair in sustainability terms.
LUD017	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD019	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD022	It scores positively in Stage 2a in terms of proximity to bus stops, primary school, local park/garden, area of natural/semi-natural open space, amenity green space and children's play area. It scored negatively due to being in the buffer zone for the SSSI, scheduled ancient monument, and conservation area young people's recreational facility. Overall, the sustainability is considered to be fair.
LUD029	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, due to it being within the buffer of a designated site and the conservation area, and for containing higher quality agricultural land. Overall, it scores poorly in terms

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	of sustainability.
LUD030/09	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, and due to it being within the buffer of a designated site and for containing higher quality agricultural land. Overall, it scores fairly to poorly in terms of sustainability.
LUD032	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space and for being an existing sports facility, and due to it being within the buffer of a designated site and for containing higher quality agricultural land and TPO. Overall, it scores poorly in terms of sustainability.
LUD033	Stage 2a scores the site positively for proximity to bus stops, amenity greenspace and play area, low landscape value and for being in Flood Zone 1. It scores negatively on proximity to primary schools, local park/garden, natural/semi-natural open space and young people's recreational facility and partly being with the buffer of conservation area, historic landfill site. Overall, sustainability is considered to be fair.
LUD034	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall, for housing development, the sustainability of the site is considered to be poor.
LUD036	In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement unless accessed via crossings at roundabouts located north of south of the site. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall, the site is considered to be poor in sustainability terms.
LUD037	In Stage 2a the site scores positively for proximity to bus stops, amenity green space and children's play area and for being urban in character. It scored negatively for proximity to local park/garden, areas of natural/semi-natural open space and a young people's recreational facility, for being within the buffer zone of the conservation area and River Teme SSSI, for including land with Flood Zone 3 and for being within the buffer zone of a historic landfill site. Overall, the sustainability of the site is considered fair to poor.

**Ludlow (Employment):**

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Site Ref	SA Summary
<b>ELR058</b>	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other are neutral. Overall, the site is considered to be fair in sustainability
<b>ELR059</b>	This site is situated east of the Ludlow Eco Park, comprising agricultural field sloping from south to north. Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall for housing development the sustainability of the site is considered to be poor.
<b>ELR060</b>	This site is located north of the Eco Park. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement across the A49 unless accessed via crossings at roundabouts north of south. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation.
<b>ELR061</b>	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being with lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School, local park/garden, area of natural/semi-natural open space and young people's recreational facility. Overall the site scores fairly.
<b>ELR062</b>	This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
<b>ELR063</b>	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability of the site is considered to be fair.

**Onibury:**

Site Ref	SA Summary
ONBY001	The Stage 2a assessment scored the site positively for proximity to bus stop and primary school (although crossing of the A49 is required), its low landscape sensitivity and for being within Flood Zone 1. It scored negatively for being within the buffer of Stokesay registered park and the conservation area. As with other sites in Onibury the site scored negatively for proximity to all open space amenities and for containing higher quality agricultural land. Overall, the site is considered to be fair in

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Site Ref	SA Summary
	sustainability terms
ONBY003	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY004	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY006	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the 300m buffer of the conservation area and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

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**Market Drayton Place Plan:**

**Market Drayton (Housing):**

Site Ref	SA Summary
MD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD003	The Stage 2a assessment (sustainability appraisal) scores negatively for access to public transport and primary school. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. A small part of the site is within Flood Zone 3 and also part is within Zone 2. A dismantled railway passes north south through the site. Overall, the site is judged to score poorly in the sustainability appraisal
MD005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and landscape. None of the site is within flood zones 2 or 3. Whilst the majority of the site is within 480 minutes or 10 minutes' walk from amenity green space, there would be a need to cross the A53 to access it. The western end of the site is within 300m of the Shropshire Union Canal Conservation Area. It scores negatively on access to a primary school and the other 4 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. A small part of the eastern end of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for, amenity green space and children's play area and for flood risk, as none of the site is within flood zones 2 and 3. The site receives a negative score for access to public transport, primary school, the other 3 key amenities and facilities and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, all 5 key amenities and facilities, its location within the buffer zone of a wildlife site and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, town park, amenity green space and children's play area and for flood risk. The southern part of the site is within 480 minutes or 10 minutes' walk from a primary school. It also scores positive for the potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on agricultural land quality as the agricultural part of the site has been assessed as grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD028	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to town park,



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	amenity green space and children's play area, flood risk and potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD030	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away, access to the other 3 key amenities and facilities and on agricultural land quality (grade 2). There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD031/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The majority of the site is within 300m of a conservation area and all within 300m of the Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD032/09	The Stage 2a assessment (sustainability appraisal) shows that part of the site is within 480 minutes or 10 minutes' walk from a bus route, there is a need to cross the A53 bypass to access it. The same issue applies to access to amenity green space and children's play area, where technically part of the site is within 10 minutes' walk, but the presence of the bypass would be likely to deter this. The site scores negatively on access to primary school, flood risk and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD034/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area and recreation facility, and for flood risk. It scores negatively on access to a primary school and there is a TPO on a tree to the east of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD035/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, flood risk and potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school. The southern part of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD036/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The site is within 300m of a conservation area and Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD039	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school

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	and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor and therefore, it is not considered suitable for residential development.
MD040	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD041	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and part of the site is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality, approximately 25% in the north east has been assessed as grade 2 and the remainder grade 3. The site is within the buffer zone of the Shropshire Union Canal Conservation area and there may be setting issues associated with development of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD042	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD043	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility and for flood risk, as it is not within Flood Zones 2 or 3 . It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD044	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility, landscape, for flood risk, as it is not within Flood Zones 2 or 3 and for potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD045	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away. There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/modelling will be required to assess the extent of flooding which may occur. Trees and hedgerows will be a minor constraint. There will also be a need for wildlife surveys prior to development. The site is neutral for all other sustainability appraisal

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	objectives. The overall sustainability of the site is judged to be poor
MD046	The Stage 2a assessment (sustainability appraisal) scores the site positively landscape and flood risk. Only the eastern part of the site is within 10 minutes' walk of a regular public transport stop. It scores negatively on access to a primary school and on access to amenity green space, play area and recreation facilities. It is also within 250m of a County Wildlife Site. The agricultural land quality is Grade 2. Overall the site scores poorly in the sustainability appraisal.

**Market Drayton (Employment):**

Site Ref	SA Summary
ELR023	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor for residential development.
ELR024	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR025	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR026	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. Overall the sustainability of the site is judged to be poor.

**Cheswardine:**

Site Ref	SA Summary
CHES001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scored negatively for access to the other two key amenities and facilities, its location within 300m of the conservation area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of this site is judged to be good.

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Site Ref	SA Summary
CHES002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. It scores negatively on access to a primary school and agricultural land quality which is Grade 2. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities, being within the Conservation area, so the impact of development on the character of the Conservation Area would need to be considered and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, landscape sensitivity and flood risk. Most of the site is within 480 m or 10 minutes' walk of the primary school, the children's play area and recreation area. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
CHES006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality, the south western half is assessed as Grade 2 and the rest Grade 3. It is also within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreational facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES010/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
CHES012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, landscape sensitivity and flood risk. It scores negatively on access to a children's play area and young people's recreation facility. It is within 300m of the scheduled ancient monument and the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Hinstock:**

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Site Ref	SA Summary
HIN001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 4 agricultural land quality. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good
HIN002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 3 agricultural land quality although the land does not appear to be in agricultural use. The overall sustainability of this site is judged to be good.
HIN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, semi-natural open space and flood risk. Approximately 10% site is within 10 minutes' walk of the primary school. It scores negatively on landscape sensitivity and on its use as allotments. The overall sustainability of this site is judged to be fair
HIN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk as none of the site falls within Flood Zones 2 or 3. Approximately 25% at the western end of the site is within 10 minutes' walk of the primary school. It scores negatively on access to amenity green space; children's play area and other recreation facilities. The agricultural part of the site is Grade 3 quality. The overall sustainability of this site is judged to be fair
HIN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi natural open space, and flood risk. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.
HIN007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, landscape sensitivity and flood risk. The majority of the site falls within the Grade 4 agricultural land quality, although the southern tip is Grade 3. The school playing field covers the north western part of the site. The overall sustainability of this site is judged to be good.
HIN009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively for agricultural land quality having been assessed as Grade 3 agricultural land quality. The overall sustainability of this site is judged to be good.
HIN010	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. Most of the site is within 480m (10 minutes' walk) from the children's play area and area of semi-natural open space, but for the village school and public transport services only the southern quarter of the site. However, there is currently no footway from this site towards the village. The site scores negatively on landscape quality. Agricultural land quality is Grade 4. The overall sustainability of this site is judged to be fair
HIN014/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. Only the northern end is within 480m (10 minutes' walk) from the primary school and none of the site is within that distance of amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair

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HIN015/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The site scores negatively on access to the primary school, amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair

**Hodnet:**

Site Ref	SA Summary
HOD001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to green space, children's play and young people's recreational facilities, landscape sensitivity and flood risk. It also scores positively for potential reuse of previous industrial or contaminated land. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk, the other 2 key amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
HOD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to amenity space, including children's play area and recreation area, and the primary school as it is more than 480 metres or 10 minutes' walk. It is also within a former landfill site. The site is also within the Hodnet conservation area and within 300m of the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is more than 480 metres or 10 minutes' walk. The southern part of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site adjoins the Hodnet conservation area and the assessment shows that part of the site is close to the Scheduled Ancient Monument at Castle Hill and part close to a former landfill site. The site scores negatively on agricultural land quality as it is assessed as being the best and most versatile land. The majority of the site is Grade 3 quality, with approximately 15% to the north being grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The southern third of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, and for landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability

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	appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the south west edge is further than 480 metres or 10 minutes' walk. The site is within walking distance of a children's play area and recreation area and the southern half other amenity space. The site is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The southern half of the site scores positively for access to the primary school as it is within 480 metres or 10 minutes' walk. The site is also within walking distance of amenity space, the children's play area and recreation area. The site adjoins Hodnet Conservation Area and is close to a scheduled ancient monument. It scores negatively on agricultural land quality as approximately the southern third is grade 2 quality and the rest grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is further than 480 metres or 10 minutes' walk. The site is within 10 minutes' walk of the children's play area and recreation area. It is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD012/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
HOD013/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

### Minsterley and Pontesbury Place Plan

#### Minsterley:

Site Ref	SA Summary
MIN0002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. It is negative for access to the other three amenities and facilities, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these

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	amenities. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
MIN005/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN007/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden and an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. On the basis that impacts on the SSSI can be mitigated, t on the he overall sustainability of the site is thus judged to be fair
MIN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows (negatively) that the site contains a children's play area and a young person's recreational facility as well as having three group Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN015	The Stage 2a assessment (sustainability appraisal) is positive(across all or the majority of the site ) for access to bus transport, the primary school and two out of the five facilities and amenities. The majority of the site is not accessible to a young person's recreational facility & it is negative for access to a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and an historic landfill site, flood risk and agricultural land quality. Flood risk and SSSI buffer however only affect a small part of the site & all greenfield sites in the settlement are at least Grade 3 in terms of agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to vary between poor & fair.
MIN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other four amenities and facilities and agricultural land quality. (Although it should be noted that there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities ) All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor, particularly in the northern reaches.
MIN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, a local park or garden, young person's recreational facility and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.



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MIN0018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MON0020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, flood risk and previous land use. It is negative for access to the primary school, a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows that the site is within 300m of Callow Hill Camp Scheduled Ancient Monument. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. Although It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Minsterley (Employment):**

Site Ref	SA Summary
ELR001	This greenfield site is detached from any settlement and is not closely associated with any residential development. Therefore it is not an appropriate site to accommodate housing. The site is being promoted for industrial use and would form a logical extension to the existing industrial estate. There are potential watercourse flooding issues that would need further investigation and medium risk of groundwater flooding to be taken into account. The site is not accessible to any facilities. Other Stage 2a assessment negative scores reflect agricultural land grade. The site generally does not score positively

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	<p>and consequently, the overall sustainability of the site for housing is judged to be poor. The site is however, well related to the existing industrial estate therefore specific requirements for extension of existing authorised businesses would need to be considered on their merits, including the constraint of significant issues with the existing access road off the A488. Sites better located in relation to the settlements of Minsterley and Pontesbury would be preferred, particularly where they are brownfield.</p> <p>The site is positive for flood risk and previous land use. The site scores negatively for access to public transport, access to primary school and all five key amenities. The site is classed as Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.</p>
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**Pontesbury:**

Site Ref	SA Summary
PBY001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY002/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. The assessment also shows that there are Tree Preservation Orders within the site. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. Parts of the site (to differing proportions) are positive for access to the primary school, an amenity green space and, a children's play area. It is negative for access to the other three amenities and facilities, proximity to a Scheduled Ancient Monument (Part of site only) and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and previous land use. It is actually on the site of the recreational area and if developed would require the loss of this facility. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. The assessment also shows that the site contains several Tree Preservation Orders. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, flood risk and previous land use. Most of the site is not accessible to an amenity green space It is also negative for access to the

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	other four amenities and facilities, proximity to a Scheduled Ancient Monument (SAM) and agricultural land quality. Only a small portion of the site to the S.E of the site is within the 300m buffer zone of the SAM, however the assessment also shows (negatively) that the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor
PBY018/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Flood risk is limited to the northern boundary. The stage 2a assessment does not consider the relationship to other facilities such as the nursery, doctors, dentist's shops etc. and the site is well placed to access these. The assessment also shows that the site contains several Tree Preservation Orders which would need to be taken into account in the design of any development. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. (The assessment also shows that the larger site contains trees some with Tree Preservation Orders). All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument ( 50% of the site is in buffer zone for Ringwork & Tower Keep )and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of other facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY028/R	The Stage 2a assessment (sustainability appraisal) is only positive for access to bus transport, and flood risk. It is

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	negative for access to the primary school, the other five amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY029/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders, and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively Only a very small part of the site is affected by watercourse flood risk. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor to fair.
PBY030	The Stage 2a assessment (sustainability appraisal) is positive for flood risk & access to bus transport, but only partially so for ease of access to the primary school, an amenity green space, a children's play area . It is negative for access to the other three amenities and facilities, proximity to two Scheduled Ancient Monuments (partially within buffers), and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities, and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY032	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities and agricultural land quality. The assessment also shows (negatively) that part of the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY033	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an amenity green space and flood risk. It is negative for access to the other five amenities and facilities, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (although this is limited to the northern tip of the site), Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY0035/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, flood risk (although additional appraisal is required) and previous land use. It is negative for access to the primary school, the other four amenities and facilities, Tree Preservation Orders and agricultural land quality. However, there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these .All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to between poor and fair.
PBY036/09	The Stage 2a assessment (sustainability appraisal) is positive for partial access to bus transport, an amenity green space,

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	a children's play area and flood risk. Access to amenity green space from the site is particularly limited & that to the children's play area is from around ½ of the site. It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor but improves at the southern part of the site.
PBY037/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY038	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

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**Oswestry Place Plan:**

**Oswestry (Housing):**

Site Ref	SA Summary
OSW002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school, a local park or garden, a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a local park or garden, a young person's recreational facility and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other 4 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all five amenities and facilities and flood risk. It is negative for access to a primary school and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an area of natural and semi-natural open space, an amenity green space and a children's play area as well as being positive for landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a local park or garden and a young person's recreational facility and proximity to a Scheduled Ancient Monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW021	The Stage 2a assessment (sustainability appraisal) is positive for access to; bus transport; the primary school; a local park or garden; an area of natural and semi-natural open space; an area of green space and a children's play area as well as being positive for landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment),

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	flood risk and development would offer the potential to remediate small area of filled ground (probably a pond or marsh). The assessment is negative for access to a young person's recreational facility, agricultural land quality and the site is within 300m of Oswestry Hill Fort Scheduled Ancient Monument and also of a Registered Park or Garden. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to an area of natural and semi-natural open space and a young person's recreational facility, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space and an amenity green space as well as flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW024	The Stage 2a assessment (sustainability appraisal) is positive for access to both bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.
OSW025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the other 3 amenities and facilities and proximity to both a Scheduled Ancient Monument and a Waste Transfer Station. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space and an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area and flood risk. It is negative for access to the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW032	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low based on the Shropshire Landscape

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	Character Assessment)and flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, flood risk and development would offer the opportunity to remediate a small area of filled ground (probably on old pond or marsh) within the site. The assessment is negative for proximity to two Conservation Areas and neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW034, 035, 045	<p>The Stage 2a assessment (sustainability appraisal) of the more northerly sites (OSW045 and OSW034) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) for the more southerly site (OSW035) is positive for access to bus transport, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 4 amenities and facilities and proximity to both a Conservation Area and a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p>
OSW042	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, flood risk and development offers the opportunity to remediate the previous railway related uses of the land. It is negative for access to a local park or garden, proximity to both a Scheduled Ancient Monument (Wat's Dyke) and Shelf Bank Local Nature Reserve and there are two trees covered by Tree Preservation Orders on the site boundary. The assessment is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW046	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to Wat's Dyke Scheduled Ancient Monument as well as a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW053	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school; an amenity green space and a children's play area, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to the other 3 facilities and amenities and agricultural land quality. It also shows that part of the site is occupied by playing fields. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW063	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, a children's play area, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a previous industrial use. The assessment is negative for access to the



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Site Ref	SA Summary
	primary school, the other 3 amenities and facilities, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

**Oswestry (Employment):**

Site Ref	SA Summary
ELR041	The Stage 2B Assessment for Site ELR041 has not been included because this site has already been assessed as part of the development of site OSW004 for mixed use; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR042	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR043	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR044	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR046	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on most of the site and for potential impacts on high quality agricultural land. The site is within the buffer zone for the Wats Dyke SAM and an operational waste management site. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR047	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR065	The Stage 2B Assessment for Site ELR065 has not been included because this site has already been assessed as part of the development of the Oswestry SUE;

**Gobowen:**

Site Ref	SA Summary
GOB001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space and potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space and for low flood risk. Overall sustainability of the site is therefore judged to be fair.
GOB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, for potential impacts on Wat's Dyke, high flood risk and for potential loss of high quality agricultural land. The site is within buffer of a previous landfill site. The site scores positively for access to a bus route and Primary School and for access to most types of open space. Development may provide the opportunity address issues from a previous land use. Overall sustainability of the site is judged to be poor.
GOB004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most

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Site Ref	SA Summary
	types of open space, for potential impacts on a Scheduled Ancient Monument, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and amenity open space. Overall sustainability of the site is judged to be poor.
GOB008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. A small part of the site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be fair.
GOB010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed. Overall sustainability of the site is judged to be poor.
GOB011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. The site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be poor.
GOB012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes and Primary Schools, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
GOB013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Schedules Ancient Monument, potential impacts on protected trees and high flood risk. The site is within buffer for current and previous landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
GOB015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB019	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some

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Site Ref	SA Summary
	types of open space, potential impacts on protected trees, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and access to most types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB020	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route, access to some types of open space and low flood risk. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB022	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site is partly located on a previous landfill site (south west corner) and within 250m of a current and historic landfill site. The site scores positively for access to a bus route, Primary Schools and some types of open space and for low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB023	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, Primary Schools and some types of open space. Overall sustainability of the site is judged to be fair.
GOB024	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for brownfield redevelopment potential. Overall sustainability of the site is judged to be fair.

**Knockin:**

Site Ref	SA Summary
KK001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
KK002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair
KK003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Whilst the site is

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Site Ref	SA Summary
	well related to the village, overall sustainability of the site is judged to be poor.
KK004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

**Llanymynech and Pant:**

Site Ref	SA Summary
LLAN001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area and a Special Area of Conservation. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Development of the site would re-use brownfield land. Overall sustainability of the site is judged to be poor.
LLAN004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
LLAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be fair.
LLAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land.

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Site Ref	SA Summary
	The site scores positively for access to some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
PAN006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site may have been affected by historical quarrying activity. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
PAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. There may be an opportunity address issues arising from previous use of the land. Overall sustainability of the site is judged to be poor.
PAN011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential adverse impacts on a nearby Scheduled Ancient Monument , the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools and bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, most types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby

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	Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN016a/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

**Park Hall:**

Site Ref	SA Summary
PARK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities

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	and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Selattyn:**

Site Ref	SA Summary
SELA001	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA002	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA004	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA005	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**St Martins:**

Site Ref	SA Summary
STM003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities

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	and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities, proximity to both an area of Ancient Woodland and an historic landfill site (Mount Bradford Farm), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality



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	and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access an area of natural or semi natural open space and agricultural land quality. The assessment also shows (negatively) that that the site comprises an outdoor sports facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

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Site Ref	SA Summary
STM031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM033/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) , flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM034/11	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Whittington:**

Site Ref	SA Summary
WGN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a young people's recreational facility, proximity to Conservation Area and for agricultural land quality. The assessment also shows that the site lies within 250 of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair
WGN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and

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	amenities, and flood risk. It is negative for access to a young people's recreational facility and agricultural land quality and shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows that the site is within 250m of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be Poor.
WGN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use (a former railway line). It is negative for access to the primary school, a local park or garden, a young people's recreational facility, proximity to the Conservation Area and agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility and proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
WGN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN021 and 025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to a young people's recreational facility, proximity to a both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and

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Site Ref	SA Summary
	amenities, and flood risk. It is negative for access the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and a former landfill site as well as agricultural land quality. The assessment also shows that the site is partly in the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to the primary school, both a young people's recreational facility and a children's play area, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and to a local park or garden as well as flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN036	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (disused railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN037	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (former railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN039/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to the primary school, a young people's recreational facility, agricultural land quality and proximity to an historic landfill site. The assessment also shows (negatively) that the site is within the following: the grounds of the castle (a Scheduled Ancient Monument); an amenity green space; an area of natural or semi-natural open space and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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**Shifnal Place Plan:**

**Shifnal (Housing):**

Site ref	SA Summary
SHI001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to a bus route and some types of Open Space. The site is within the current Development Boundary. Overall sustainability of the site is therefore judged to be fair.
SHI002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to the Primary School, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly within the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
SHI005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to Primary Schools, bus routes and some types of open space and for low landscape sensitivity. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI017/A	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on nearby Ancient Woodland at Aston Coppice and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI/018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

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Site ref	SA Summary
SHI028/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to Primary Schools, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI031	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for housing is judged to be poor.

**Shifnal (Employment):**

Site Ref	SA Summary
<b>ELR020</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly adjacent to the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
<b>ELR021</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on agricultural land quality. The site scores positively for access to bus routes and for low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for employment use is judged to be fair.
<b>ELR022</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

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**Shrewsbury Place Plan:**

**Shrewsbury (Housing):**

Site Ref	SA Summary
SHREW001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and three out of the five amenities and facilities. It is negative for access to the primary school, a children's play area and a young person's recreational facility, proximity to a Wildlife Site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW002	The Stage 2a assessment (sustainability appraisal) for SHREW002 is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) flood risk and development offers the opportunity to remediate 3 areas of filled ground. The assessment is negative for access to a local park or garden, proximity to both a Wildlife Site and a former landfill site and negative for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and landscape sensitivity (which is low). It is negative for access to the primary school, a local park or garden, a children's play area, proximity to both a Conservation Area and a Wildlife Site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and three out of the five amenities and facilities. Negative scores are recorded because the whole site is within an area of natural and semi-natural open space, are more than 480m from a local park or garden and a children's play area, is within 250 of a Wildlife Site, has Tree Preservation Orders and is on grade 2 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and development would offer the opportunity to remediate an area of filled ground within the site. The assessment is negative for access to a primary school and a local park or garden, proximity to; a Scheduled Ancient Monument; a Ramsar Site; a SSSI and a Wildlife Site, agricultural land quality and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW019	The Stage 2a assessment (sustainability appraisal) for SHREW019 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

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Site Ref	SA Summary
SHREW021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school and four out of the five key amenities and facilities. It is negative for access to a young person's recreational facility, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Registered Park or Garden and a Wildlife Site, flood risk and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space , an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three key facilities and amenities and proximity to a previous landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three facilities and amenities and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, and development would offer the opportunity to remediate several areas of filled ground. The assessment is negative for access to a primary school; proximity to both a Wildlife Site and a Regionally Important Geological Site, agricultural land quality and the eastern part of the site contains an area of natural and semi-natural open space. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW028	The Stage 2a assessment (sustainability appraisal) for SHREW028 is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. The assessment is negative for access to a primary school and a local park or garden, proximity to a Wildlife Site, agricultural land quality and also shows that part of the site was used as a landfill site in the past. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW029	The Stage 2a assessment (sustainability appraisal) for SHREW029 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW030/R	The Stage 2a assessment (sustainability appraisal) for SHREW030/R is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW031/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to a primary school, the other four key amenities and facilities, Tree Preservation Orders, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall



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	sustainability of the site is thus judged to be poor.
SHREW032/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to a local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW033/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to local park or garden and proximity to both a Local Nature Reserve and a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW035	The Stage 2a assessment (sustainability appraisal) for SHREW035 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and the site has low landscape sensitivity. It is negative for access to a primary school, lack of access to 3 key amenities and facilities and the site is on Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW036/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. It is negative for access to local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW060	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five facilities and amenities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW076	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to a Wildlife Site and agricultural land quality. The site also scores negatively because it is within a Conservation Area and some trees are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW077	The Stage 2a assessment (sustainability appraisal) for SHREW077 is positive for access to bus transport, 1 out of the five key amenities and facilities nearby and low risk of flooding. It is negative for access to a primary school, lack of access to 4 key amenities and facilities; The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW079	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden and proximity to both a Conservation Area and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.

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Site Ref	SA Summary
SHREW083	The Stage 2a assessment (sustainability appraisal) for SHREW083 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and low landscape sensitivity. It is negative for access to 3 key amenities and facilities, access to a primary school and is within 250m of an historic landfill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW086	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space and flood risk. It is negative for access to a primary school, the other four key amenities and facilities, proximity to two Wildlife Sites and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW088	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate previously filled ground. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to several former landfill sites. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW090/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden, proximity to both a SSSI and a former landfill site as well as agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW092	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space and development offers the opportunity to remediate a former use. It is negative for access to the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW093	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and flood risk. It is negative for access to a primary school, all five of the key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW094	The Stage 2a assessment (sustainability appraisal) for SHREW094 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW095 and 115	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility. It is negative for access to the other three key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW100	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

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SHREW105	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a young people's recreational facility, flood risk and development offers the opportunity to remediate a former use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW106	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW107	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW108	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate former uses. It is negative for access to a local park or garden, proximity to a Ramsar site, a SSSI and a Wildlife Site, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW110	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility and agricultural land quality. The site also contains a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW111	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW112	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a young people's recreational facility. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW113	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality and part of site is used as current waste management (recycling) facility and the site is also within 250m of a second current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

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Site Ref	SA Summary
SHREW114 (incl. SHREW075)	The Stage 2a assessment (sustainability appraisal) for SHREW114 is positive for access to bus transport, three out of the five key amenities and facilities nearby. Flood risk varies with a small northern section of the site having low and high flood risk. It is negative for access to the primary school, the site is located on an area of natural or semi natural space lacks 2 key amenities and facilities, within a 100m buffer of LNR and over half the site has Tree Preservation Orders. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW118	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school , three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Ramsar Site, a SSSI and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW119	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, proximity to a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW120/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW121/122	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, flood risk, proximity to a former landfill site and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW126	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to both a Wildlife Site and a SSSI and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW127	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW128	The Stage 2a assessment (sustainability appraisal) for SHREW128 is positive for access to bus transport, low landscape sensitivity, low level of flood risk and 3 out of the five key amenities and facilities nearby. It is negative for access to 2 key amenities and facilities, access to a primary school, the site is in or within a buffer zone of a designated site or a regionally important geological site, the site has tree preservation orders upon it and the site is on grade 2 agricultural

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	land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW129	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Ramsar Site; a SSSI; an area of Ancient Woodland and a Wildlife Site, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW130	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW138	The Stage 2a assessment (sustainability appraisal) is positive for access to public transport, access to a primary school, three out of five key amenities, landscape sensitivity and flood risk. The land was previously used for quarrying and an area previously used for industrial use. It scores negatively for being within an area of natural or semi-natural open space, two out of five key amenities and being on Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW139	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to both a current waste management facility (recycling) and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW141	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and a local park or garden. It is negative for access to a primary school, the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW142	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW143	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and development offers the opportunity to remediate a former land use. It is negative for access to an area of natural and semi-natural green space, proximity to a Ramsar Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW144	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a

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	local park or garden an area of natural and semi-natural green space, proximity to a Ramsar Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW145	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, proximity to both a Ramsar Site and a SSSI, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW147	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people’s recreational facility, proximity to; a Conservation Area; a Wildlife Site and a former landfill site, flood risk, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW148	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and landscape sensitivity (which is low). It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW149	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, a local park or garden, a children’s play area, proximity to both a Registered Park or Garden and a Wildlife Site, flood risk, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW150	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the other three key amenities and facilities, proximity to both a Registered Park or Garden and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW151	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and proximity to a Wildlife Site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW152	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other

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Site Ref	SA Summary
	sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW179	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, proximity to; a Conservation Area; a Local Nature Reserve and a former landfill site and the assessment shows that most of the site comprises an area of natural and semi-natural open space. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW180	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and proximity to a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW210/09	The Stage 2a assessment (sustainability appraisal) for SHREW210/09 is positive for access to bus transport, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use access to the primary school. It is negative for access to a primary school, a local park or garden, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW212/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Conservation Area and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW225	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW227	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

**Shrewsbury (Employment):**

Site Ref	SA Summary
ELR002 (Part of SHREW127)	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities,

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	on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities, the site is on grade 3 agricultural land, part of the site is at high/medium risk of flooding and is within 250m of an existing waste management operation. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
ELR007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low risk of flooding. It is negative for access to all 5 key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
ELR008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the setting of a Scheduled Ancient Monument (Battlefield Church), Ancient woodland and high quality agricultural land. The site is within the buffer zone for an historic landfill at Upper Battlefield. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site for employment is judged to be fair.
ELR009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on Ancient woodland. The site is within the buffer zone for an active waste management site at Upper Battlefield (Loosemoores), although this is unlikely to be a constraint on most types of employment development. The site scores positively for low flood risk. More detailed assessment highlights the likely impact on the setting of a Registered Battlefield. Overall sustainability of the site for employment is judged to be fair.
ELR064	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and low flood risk. More detailed assessment revises landscape sensitivity to 'medium' and suggests only low capacity for employment uses. The site is readily accessible from the strategic route network. Overall sustainability of the site for employment is judged to be fair.
ELR066 (part of SHREW107)	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of a current licensed waste management site (Severn Trent at Oxon). The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality



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	agricultural land. The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. Development may provide an opportunity to address a small area of unknown filled ground within the site. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR069	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and high quality agricultural land. A small part of the site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and for low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.

**Baschurch:**

Site Ref	SA Summary
BAS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, for being partially brownfield (former railway land) and for flood risk. It scores negatively for access to 2 key amenities and facilities, location within the Baschurch Conservation Area, a small part of the site is within the buffer of The Yesters County Wildlife Site and the agricultural land quality is grade 2, as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being immediately adjacent to Prescott Conservation Area. Agricultural land quality is grade 2 as is the case for all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS003 and 006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for two out of five key amenities, because of its use as an outdoor sports facility and part of the site is within the Baschurch Conservation Areas (Baschurch Centre & Station) and the agricultural land quality is grade 2 as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS004	The Stage2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being within the buffer zone of a Conservation Area and the agricultural land is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 3 out of the 5 key amenities, low landscape sensitivity, flood risk and access to a primary school. It scores negatively for being within the buffer zone of two conservation areas (Baschurch Centre & Prescott) and the agricultural land quality is grade 2. All

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	sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS013 and 011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 1 out of 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being partly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of 5 key amenities and for flood risk. It scores negatively for 2 out of 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS015	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being partly within Baschurch Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good
BAS016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport low landscape sensitivity and for flood risk. It scores negatively for access to a primary school; access to all 5 key amenities, for being immediately adjacent to Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor
BAS017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities, and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS018	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access, to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS020	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and flood risk. It scores negatively for access to public transport, access to a primary school, access to all 5 key amenities and for being immediately adjacent to Baschurch Station Conservation Area. All the other sustainability objectives are neutral. Overall

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Site Ref	SA Summary
	sustainability of the site is judged to be poor.
BAS021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being within the buffer zone of Baschurch Centre Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS022	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to 2 out of the 5 key amenities being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS023	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the other 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS024	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS025	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity, 1 out of the 5 key amenities and flood risk. It scores negatively for access to a primary school, 4 out of the 5 key amenities, for being within the buffer zone of Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair/poor
BAS032	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, 2 out of the 5 key amenities and for being immediately adjacent to Baschurch Centre Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS033	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to access to all 5 key amenities, and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS034 and 019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a

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Site Ref	SA Summary
	primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being partly within Baschurch Station Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS035	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being partly within the buffer zone of 2 Conservation Areas (Baschurch Centre & Baschurch Station) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.

**Bomere Heath:**

Site Ref	SA Summary
BOM001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to the primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities; access to a primary school, the site is within 300m of a scheduled ancient monument and the site on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM004/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to the primary school and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to the primary school, the site is on amenity green-space and the site is on grade 3

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Site Ref	SA Summary
	agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk , low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM018/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM019/R	The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM020	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores

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	negatively for access to 3 of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM22b/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002a/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Condover:**

Site Ref	SA Summary
CON003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. Whilst the site scores negatively for access to 4 out of five key amenities and facilities and is on grade 3 agricultural land, none of the sites assessed at this stage had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and the site is on grade 2 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services and facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and registered park and the site is on grade 3 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

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**Dorrington:**

Site Ref	SA Summary
DOR001	The site is greenfield land, in agricultural use, located on the southern edge of Dorington, adjacent to the A49. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR007 and 008	The Stage 2a assessment (sustainability appraisal) scores both sites positively for access to bus transport and access to 1 out of five key amenities and facilities. In addition, DOR007 also scores positively for access to a primary school and low level of flood risk. However, both sites score negatively for access to 4 out of five key amenities and facilities, the sites are within 250m of a current or historic landfill site or existing waste management facility and are on grade 3 agricultural land. Site DOR008 also scores negatively for part of the site being at high risk from flooding. The sites are neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR013	The Stage 2a assessment (sustainability appraisal) scores positively for, access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal

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Site Ref	SA Summary
	objectives. Overall sustainability of the site is judged to be fair
DOR014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Hanwood:**

Site Ref	SA Summary
HAN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of the five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 2 out of five key amenities and facilities . However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, previous industrial or contaminative use and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability



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Site Ref	SA Summary
	appraisal objectives. Overall sustainability of the site is judged to be fair

**Montford Bridge:**

Site Ref	SA Summary
MNB001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site; part of the site is at risk from flooding and has grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
MNB002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low risk of flooding, previous industrial or contaminative use and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site, the site is on grade 3 agricultural land and part of the site is 250m from a historic landfill. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor

**Nesscliffe:**

Site Ref	SA Summary
NESS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site, a Regionally Important Geological Site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. Furthermore, the site has tree preservation orders upon it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

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Site Ref	SA Summary
NESS004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, previous industrial or potentially contaminative use and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and the buffer zone of a wildlife site and ancient woodland. There are boundary trees with tree preservation orders. The site is classified as grade 3 agricultural land. Whilst flooding is identified as a constraint, the flood zone only impinges on the southern corner of the site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. There are boundary tree preservation orders and the site is grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
NESS007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site within the buffer zone of a wildlife site and ancient woodland. The site is classified as grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS013/10	Planning consent given subject S106

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**Uffington:**

Site Ref	SA Summary
UFF003/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity and the site is on grade 2 and 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
UFF006/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor

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**Wem Place Plan:**

**Wem (Housing):**

Site Ref	SA Summary
WEM001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space. The site scores positively for access to bus routes, flood risk and the potential to redevelop brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes and some types of open space, low flood risk and the potential to redevelop brownfield land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space. The site scores positively for access to bus routes and amenity green space, low flood risk and potential re-use of brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM008, 011, 027, 028, 034	The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and some types of open space. The site scores positively for access to bus routes and most types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for

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Site Ref	SA Summary
	access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM014/R, 015/R	The Stage 2a assessment (sustainability appraisal) scores site WEM015 negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and the fact that approximately 30% of the sites is in flood zones 2 and 3. Site WEM014 scores negatively for access to some types of open space, together with potential impacts on the Conservation Area. Both sites score positively for access to bus routes and some types of open space. Site WEM014 is within the Development boundary and site WEM015 is adjacent. Both sites are East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of these sites for housing is judged to be poor.
WEM016/a	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM016/b	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and flood risk in the southern part of the site. The site scores positively for access to bus routes and some types of open space. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM030/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM031/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM033	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

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**Wem (Employment):**

Site ref	SA summary
ELR027	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes, low flood risk and the potential to redevelop brownfield land. However, the site is well outside the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR028	The Stage 2a assessment (sustainability appraisal) scores this site positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR029	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR030	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts agricultural land quality. The site scores positively for access to bus routes and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR031a	The Stage 2a assessment (Sustainability appraisal) scores the site positively for access to bus routes and access to open space and children's play area. The site is negative for 3 out of 5 of the key amenities, access to primary school and for the western tip being situated within a Conservation Area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.

**Shawbury:**

Site ref	SA Summary
SHAW001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Scheduled Ancient Monument, flood risk and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space, together with low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW003/R	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to Ancient Woodland and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

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Site ref	SA Summary
SHAW005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to many types of open space and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space potential loss of best and most versatile land. There is a historic landfill on the southern edge of the site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. Development of the site could result in the loss of best and most versatile agricultural land. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. Development of the site could help to address issues from a previous use of part of the land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW012/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space and Primary Schools. The site just falls within the buffer zone of the Shawbury Moat SAM. The site scores positively for access to bus routes and one type of open space and for low landscape sensitivity. The site is a significant distance from the Development boundary. Overall sustainability of the site for housing is judged to be fair.

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**Whitchurch Place Plan:**

**Whitchurch (Housing):**

Site Ref	SA Summary
WHIT002 and 004	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision, but is positive with regard to flood risk and broad landscape impact. Overall it is considered the site has an average sustainability.
WHIT005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.
WHIT006 and 045	The stage 2a (sustainability appraisal) assessment stage scored this site negatively for access to a bus service and to a local primary school. The site only scores positively on one of the five services and facilities criteria. Whilst the site score positively for flood risk and for broad landscape character sensitivity, it is considered that overall the site has a poor sustainability.
WHIT007	The Stage 2a (Sustainability Appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively with regard to access to a primary school. A small portion of the southern end of the site is within Flood Zone 2, and on broad landscape grounds the site scores positively. Overall the site is considered to have an average sustainability.
WHIT008	The stage 2a assessment (Sustainability Appraisal) is positive for access to a bus service, four out of the five community facilities, flood risk and landscape. There are no negative sustainability issues identified and overall the site is considered to have a good sustainability.
WHIT009	The stage 2a (sustainability appraisal) assessment scores this site positively on access to a local bus service, and to all five of the services and facilities criteria. The site score negatively with regard to access to primary school provision, although the site is directly opposite the town's secondary school (Sir John Talbots) and the provision of land for new primary school provision is part of the overall proposal. The broad landscape sensitivity is considered to be low and none of the site is within a defined flood zone. The site has a neutral sustainability on the majority of the other sustainability criteria, although it scores negatively for its impact on the best and most fertile agricultural land, and is within 250m of a previous landfill site. However, overall the site is considered to have a high sustainability.
WHIT010	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service (on Chester Road) and for four of the five services and facilities criteria. The site scores negatively for access to a primary school, but scores positively for flood risk and for its broad landscape sensitivity. Overall the site is considered to have positive sustainability.
WHIT012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, but is negative on access to all five of the recreation facilities/services. Whilst the assessment scores the site negatively for access to primary school provision, it is acknowledged that the site is directly adjacent to the Sir John Talbots Secondary School. The site is positive for flood risk and for broad landscape sensitivity and neutral on the majority of the other sustainability considerations.



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Site Ref	SA Summary
	Because of the poor access to facilities, the site is considered to have poor sustainability.
WHIT014	The stage 2a (sustainability appraisal) site assessment scores this site positively on access to both primary school provision and a local bus service, as well as four of the five services and facilities. The site's broad landscape sensitivity is considered acceptable. The site scores neutrally on flood risk because part of the site is within flood zone 2. Overall the site is considered to have 'fair' sustainability mainly due to its close proximity to services and facilities.
WHIT015/R	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the four access to facility considerations. The site scores well in relation to flood risk and broad landscape sensitivity. The site scores negatively for its impact on the loss of amenity green space. The site is not considered to be in easy walking distance of a primary school. Overall the site is not considered to be sustainable.
WHIT016	The stage 2a (Sustainability Appraisal) stage scores this site positively for access to a local bus service (on Chester Road) and to four of the five facilities. It scores negatively for access to a primary school and for the potential impact on amenity green space. Overall the site is considered to be sustainable for access to services, but not for impact on flood risk and amenity.
WHIT021	The stage 2a site assessment (sustainability appraisal) is positive for access to bus services, but only on the Alport Road side of the site. The site scores well in relation to two of the five facilities criteria being within easy walking distance of amenity green space and children's play area. The site is not considered to be subject to flood risk or have significant landscape impact considerations. Overall the site is considered to have an average sustainability.
WHIT027/09	The stage 2a (sustainability appraisal) stage scores this site positivity for access to a local bus service and to one of the five facilities. The site scored negatively for its access to a primary school but in doing so it is acknowledged the town's current primary school provision is within 600meters of the site and, on balance, well related. The site scores neutrally for most of the other criteria, except impact on agricultural land where it scores negatively.
WHIT028/08 and 025	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the five access to recreation facility considerations. The site scores well in relation to flood risk, but the northern part of the site scored only moderately on landscape sensitivity. The site is not considered to be in easy walking distance of a primary school. Overall the site is considered to have poor sustainability.
WHIT029/09	The stage 2a (sustainability appraisal) scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.
WHIT030/09	The stage 2a (sustainability appraisal) assessment is positive for access to a bus service and for two of the five facilities. The site also scores positively for flood risk and broad landscape sensitivity. The site scores negatively for access to primary school, and is considered to be neutral on the majority of other sustainability criteria. Overall sustainability of the site is considered to be average.
WHIT033/10	The stage 2a (Sustainability Appraisal) process In terms of sustainability considerations the site scores well in terms of its relation to existing Primary School provision, bus services, open space, semi-natural green space and children's play area.

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Site Ref	SA Summary
	The site has no identified flooding or drainage issues and has low sensitivity to landscape impacts and visual amenity. Overall the site is considered to have good sustainability.
WHIT034/10	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to all five of the recreation facilities. The site scores negatively for access to a primary school and for being within the buffer zone of both the town's conservation area and Scheduled Ancient Monument. The western extent of the site is also within semi natural open space. Overall, the site is considered to have a good sustainability in terms of its proximity to services.
WHIT036	The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively for access to a primary school and the site is within the buffer of a wildlife site (Greenfields Nature Reserve). The site scores positively for both its broad landscape sensitivity and its flood risk. Overall, in overall sustainability terms the site is considered to have an average score.
WHIT037	The Stage 2a (sustainability assessment) assessment scored the site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively in relation to its proximity to primary school provision, although it is acknowledged that land for a new primary school is being proposed as part of the scheme. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. Overall the site is considered to have an average/high sustainability.
WHIT038 and 032	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service. The eastern part of the site score positively on three of the five facilities whilst the western part of the site scores positively on two of the five. No part of the site scores positively for access to a primary school. All parts of the site score positively on landscape sensitivity and flood risk, but are negative on the impact on agricultural land (grade 2). Overall the site is considered to have an average sustainability.
WHIT039	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a local bus service and to two of the five services and facilities. The site scored negatively with regards to pedestrian access to a primary school, but scores positively for flood risk and for broad impact on landscape sensitivity. Overall the site is considered to have an average sustainability.
WHIT044	The stage 2a (sustainability appraisal) assessment scores this site positivity for access to a bus service, and with three of the five facilities (largely due to the sites close proximity to the Greenfields nature Reserve to the south). Overall, the site is considered to have an average sustainability.
WHIT046, 003, 003C/D	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision. The site scores positively for broad landscape sensitivity and for flood risk. The site generally score neutrally for the other criteria, except impact on best and most versatile agricultural land. Overall the site is considered to have an average sustainability.
WHIT047	The stage 2a (sustainability appraisal) assessment scores this site positively for access a local bus services, primary school and to three of the five recreation facilities. The site also scores positively for the re-use of industrial land. Overall the site is considered to be in a sustainable location.

**Whitchurch (Employment):**

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Site Ref	SA Summary
ELR033	The stage 2a (sustainability appraisal) scores positively for access to a local bus service and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to be sustainable.
ELR034	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on international wildlife sites and high quality agricultural land. The site contains a former landfill (Broughall Landfill). The site scores positively for low landscape sensitivity and low flood risk. Overall sustainability of the site is judged to be fair.
ELR035	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR036	The Stage 2A sustainability assessment saw the site score well for its links to public transport. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. However, the site scored negatively for access to amenities which would be required for new housing, such as proximity to primary school provision (although land for a new primary school is being proposed as part of the scheme), and access to some types of open space.
ELR037	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on high quality agricultural land. The site contains a former landfill site. The local landscape has low sensitivity and the site benefits from low flood risk. Overall sustainability of the site for employment use is judged to be fair.
ELR038	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on an international biodiversity designation (RAMSAR site). The site scores positively for low flood risk and may provide an opportunity to re-use previously developed land and address contamination from former uses.

**Prees:**

Site Ref	SA Summary
PRE002/R, 011, 012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreation facilities. The site is considered to have a neutral impact on the continued use of informal or formal recreational space. The site is considered to have broadly positive landscape sensitivity. The western part of the site is within flood zone 3, although it is acknowledged that the proposed scheme does not include this part of the site for development. Overall the site is considered to have an average/high sustainability.
PRE004	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, but negatively for access to the local primary school as it is considered to be more than a 10 minute walk. The site also scores negatively on access to all five of the recreation facility criteria. The site is considered to have capacity in landscape terms for new development. Overall because of the poor pedestrian access to local facilities, it is considered this site has poor/average sustainability.
PRE005	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five

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Site Ref	SA Summary
	recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE006	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school and to two of the five recreation facilities. The site is not considered to impact negatively on local recreation amenities. The site is within the buffer zone of the village conservation area and on grade 2 agricultural land. Overall the site is considered to have an average sustainability.
PRE008	The stage 2a (sustainability appraisal) assessment score this positively for access to both a local bus service and primary school, and to one of the five recreation facilities. The site is partially within the conservation area and is within grade 2 agricultural land. There are TPO's on trees to the north of the site area. Overall the site is considered to have average sustainability.
PRE009	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, but scores negatively on access to all five of the recreational facilities. The site is within grade 2 agricultural land and is adjacent to the village conservation area. Overall, it is considered this site has poor/average sustainability.
PRE015	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a bus service and a primary school, but negatively for all five of the recreation facilities. The site sits within the buffer of the conservation area and the majority of the site is grade 2 agricultural land. Overall, because of the poor access to recreation facilities the site is considered to have poor/average sustainability.
PRE017	The stage 2a (sustainability appraisal) assessment scores this positively for access to a bus service, but negatively for access to the local primary school and all five of the recreation facilities. Whilst the site scores neutrally on a number of the other criteria, overall it is considered this site has poor sustainability.
PRE019/09	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreational facility criteria. The site is considered to have low landscape sensitivity and low flood risk. Overall the site's is considered to be of average/high sustainability.

**Tilstock:**

Site Ref	SA Summary
TIL001	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is considered to be within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.

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Site Ref	SA Summary
TIL002 (incl. TIL006)	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. Around 60% of the site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.
TIL005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL008	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.

## Appendix F: Revised Preferred Options Draft Policies SA scoring matrices

### Policy MD1: Scale and distribution of development

Further to the policies of the Core Strategy:

- Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the targets for development set out to be achieved, including those for housing and for employment land in Policies CS1 and CS2:

Housing	No's of dwellings			
	Built 2006-2012	Committed* 2012	Targets 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	1,328	1,139	6,500	4,033
Market Towns/Key Centres	2,785	2,091	11,000	6,124
Rural Areas	2,300	2,190	10,000	5,510
<b>Total</b>	<b>6,413</b>	<b>5,420</b>	<b>27,500</b>	<b>15,667</b>
Employment Land	Hectares			
	Built 2006-2012	Committed* 2012	Targets 2006-2026 (Approximate)	Remaining to deliver to 2026
Shrewsbury	22	24	90	44
Market Towns/Key Centres	14	60	130	56
Rural Areas	29	21	70	20
<b>Total</b>	<b>60</b>	<b>104</b>	<b>290</b>	<b>120</b>

\* Committed = those with planning permission at 01/04/2012

- Specifically, the Council will support sustainable development in Shrewsbury, having regard to Policy CS2, and the Market Towns and Key Centres, Community Hubs and Community Cluster settlements identified in the Local Plan, having regard to the principles and growth

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targets set out in Settlement Policies S1-S18 and Policies MD3 and MD4;

3. Additional Community Hubs and Community Cluster settlements, with associated settlement policies, proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council, will be considered to be identified for the purposes of Policy CS4 and MD1.

SO	Time frame			Comments for MD1
	S	M	L	
1	0	0	0	No significant effect
2	++	++	++	Enables the Core Strategy targets for housing to be achieved, so meets demonstrable need
3	++	++	++	Ensures sufficient land for employment so supports economic development
4	++	++	++	Encourages inward investment and supports existing businesses through provision of employment land.
5	+	+	+	Development focus on existing settlements exploits existing public transport infrastructure
6	+	+	+	Focuses development into existing, accessible settlements thus reducing the need to travel
7	+	+	+	Development focus on existing settlements encourages the provision of new services and facilities and the retention of existing ones
8	+	+	+	Development focus on existing settlements encourages the retention and the creation of new health facilities
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	Individual settlement policy approach offers opportunities to protect and enhance landscapes and townscapes
12	+	+	+	Development focus on existing settlements protects existing historic features in the wider countryside
13	+	+	+	Development focus on existing settlements protects existing natural environment assets in wider countryside
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	++	++	++	Development focus on existing settlements safeguards agricultural land and offers opportunity to remediate contaminated land
18	+	+	+	Development focus on existing settlements offers best opportunity to use previously developed land

**Policy MD2: Sustainable design**

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All forms of development are required to be of high quality, incorporating safe, inclusive and sustainable design principles and make a positive contribution to the local character, distinctiveness and climate change resilience of an area. Permission will be refused for development where the design fails to take reasonable opportunities available for improving the character and quality of an area. This policy applies to all new developments including alterations, extensions, conversions and replacements of existing buildings, advertisements and telecommunications infrastructure. For a development proposal to be considered acceptable it is required (where applicable) to:

4. Address any community guidance provided on design, including the Community-led Plan, Town or Village Design Statement, Neighbourhood Plan or Place Plan;
5. Respond positively to and respect locally distinctive or valued:
  - i. form and layout of existing development, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes;
  - ii. architectural design and details, such as building materials, form, colour and texture of detailing;
  - iii. historic context, such as significance and character of any heritage assets;
6. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
7. Consider landscape design holistically as part of the whole development and incorporate, respond to and enhance elements including:
  - i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets;
  - ii. adequate open space that reflects the development proposed and contributes to climate change resilience and meets local needs in terms of function and quality
  - iii. demonstrating that appropriate arrangements are in place to ensure that the open space will be maintained in perpetuity by the occupiers, or a private company, or a community organisation or through the local town or parish council;
8. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and Sustainable Design SPD;
9. Demonstrate it will not result in an unacceptable adverse impact on the local road network.

SO	Time frame			Comments for MD2
	S	M	L	
1	++	++	++	Safe and inclusive design requirement encourages schemes which design out crime from their inception and promote social inclusion
2	++	++	++	Requirement to raise design and quality standards for all forms of development offers opportunity to meet needs of all sections of society
3	0	0	0	No significant effect



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4	0	0	0	No significant effect
5	+	+	+	Sustainable design principle supports improved access to public transport and provision of footpaths and cycle ways
6	0	0	0	No significant effect
7	++	++	++	Open space requirement ensures provision of multifunctional open space available for community recreational and cultural activities
8	+	+	+	Open space requirement and sustainable design principle encourage and support active and healthier lifestyles
9	++	++	++	Requirements for good standards of sustainable design and construction and making a positive contribution to climate change resilience of an area promote use of energy efficient, low carbon and renewable energy technologies
10	++	++	++	Requirement to make a positive contribution to climate change resilience of an area promotes use of adaptation methods
11	++	++	++	Requirement to make a positive contribution to the local character and distinctiveness supports protection and enhancement of landscapes and townscapes
12	++	++	++	Requirement to positively to and respect locally distinctive or valued historic context supports protection and enhancement of heritage assets
13	++	++	++	Requirement to respond to and enhancement of natural and geological features and assets supports protection and enrichment of bio- and geo- diversity
14	++	++	++	Requirement to and incorporate, respond to and enhance elements including ponds, wetlands, and watercourses supports protection of Shropshire's water resources
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD3: Managing Housing Development**

**Delivering housing**

1. Individual settlement housing requirements are set out in policies S1-S18, together with sites allocated for development. These sites together with additional windfall developments will ensure a sufficient supply of land for housing development in accordance with Policy MD1.
2. Proposals for residential development should be sustainable development that is “good enough to approve”, meeting the following criteria:
  - i. The proposals meet the design requirements of relevant Local Plan policies; and
  - ii. On sites of five or more dwellings, the mix and type of housing proposed has regard to the annual evidence and community consultation on housing requirements contained in the Shropshire Place Plans; and
  - iii. For allocated sites, the proposals reflect any requirements set out in the relevant settlement policy and accompanying key guidelines.

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**Renewing permission**

3. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years or that the renewal of planning consent will not prejudice other sites from coming forward, particularly if commitments in the settlement(s) are close to the identified housing requirement.

**Matching the housing requirements for settlements**

4. The identified housing requirements for settlements are a significant material consideration. Where development would result in the number of completions plus outstanding permissions exceeding the identified requirement, regard will be had to:
  - i. The degree by which the requirement is exceeded;
  - ii. The likelihood of delivery of the outstanding permissions;
  - iii. Evidence of community support;
  - iv. The benefits arising from the development.
5. Where a settlement(s) requirement appears unlikely to be met by the end of the plan period, additional sites that accord with the settlement policy may be acceptable subject to the criteria above.
6. In the event of the requirements of national policy with regard to housing land supply in Shropshire as a whole not being fulfilled, the degree to which settlements have achieved their identified housing requirements will be a material consideration.

SO	Time frame			Comments for MD3
	S	M	L	
1	0	0	0	No significant effect
2	++	++	++	Individual settlement housing requirements in policies S1-S18 will ensure a sufficient supply of land for housing development
3	+	+	+	Delivery of housing supports Shropshire's economy
4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	+	++	++	Focus on existing, accessible settlements is likely to support local services and reduce the need to travel. This effect may be limited in the short term but is likely to become more widespread over time.
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	Individual settlement policy approach offers opportunities to protect and enhance local distinctiveness
12	+	+	+	Development focus on existing settlements protects existing historic features in the wider countryside

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13	+	+	+	Development focus on existing settlements protects existing natural environment assets in wider countryside
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	+	+	+	Development focus on existing settlements safeguards agricultural land and offers opportunity to remediate contaminated land
18	+	+	+	Development focus on existing settlements offers best opportunity to use previously developed land

**Policy MD4: Managing employment development**

**Delivering employment investment**

1. The strategic supply of employment land in Table X will provide a sufficient portfolio of land for Class B and related employment development to satisfy the required scale and distribution of development in Policies CS14 and MD1
2. Employment land provision by settlement is set out in policies S1-S18 which describe the employment portfolio and any restrictions on individual sites
3. The strategic supply of employment land will be supported by the redevelopment of land and regeneration opportunities on existing strategic sites and employment areas in policy MD9
4. Proposals for development on employment portfolio sites or other suitable sites for employment use will be considered sustainable development that is “good enough to approve” where the proposals:
  - i. satisfy Local Plan policies and the requirements of the Place Plans
  - ii. meet the needs of the community for employment opportunities
  - iii. do not cause harm to or conflict with adjoining uses
5. Proposals for alternative uses of employment portfolio sites will also be expected to:
  - i. consider other suitable sites for the proposed development
  - ii. justify the loss of new employment land from the strategic supply
6. Where a settlement requirement appears unlikely to be met within the plan period, additional sites that accord with the settlement policy or the needs of the community may be acceptable subject to the criteria above

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**Reservoir of employment land**

7. The Reservoir of readily available sites will ensure the managed release of the strategic employment land supply to 2026 by:
  - i. maintaining a minimum supply of 72 hectares of readily available land
  - ii. ensuring the continuing availability of land for employment development over three 5 year periods
  - iii. delivering the local plan development objectives and the Place Plans
8. The Reservoir of employment will be reviewed annually in relation to the availability of the strategic supply of employment land to maintain a continuing flexible and responsive supply of sites in each 5 year period

**Renewing permission**

When the proposals are for a renewal of planning consent, evidence will be required that the development will be delivered within three years or that the renewal of planning consent will not prejudice other sites from coming forward from the Reservoir or the strategic supply of employment land.

SO	Time frame			Comments for MD4
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Ensures a supply of employment land to support economic growth
4	++	++	++	Ensures a supply of employment land to encourage inward investment and support existing businesses
5	0	0	0	No significant effect
6	0	+	+	Provides certainty for location and release of employment land around which transport needs can be planned. This effect is likely to occur in the medium to long term
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
12	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
13	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
14	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be

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				outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
15	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
16	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
17	?	?	?	Positive effect of portfolio of sites subject to sustainability appraisal through SAMDev site allocations process could be outweighed by impact of new windfall sites being permitted, although these will be subject to policies MD2 and MD12.
18	++	++	++	Efficient use of land encouraged through support for redevelopment of land

**Policy MD5: Sites for Sand and Gravel Working**

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the following First Phase allocated sites:  
*(preferred allocations will be identified as part of the next consultation document in 2013)*
2. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the following allocated Second Phase sites:  
*(preferred allocations will be identified as part of the next consultation document in 2013)*  
Applications for earlier development of a Second Phase site will be considered on their merits. In considering any such application, particular regard will be paid to:
  - i. the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;
  - ii. the need to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in a specific area;
3. Output and timescale restrictions may be imposed where these are necessary to reduce the potential for market oversupply and cumulative adverse environmental impacts;
4. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:
  - i. The proposal would meet an unmet need or would prevent the sterilisation of the resource;
  - ii. The proposal would not prejudice the development of the allocated sites;  
Significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites or the preferred area, and would offer significant environmental benefits.

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SO	Time frame			Comments for MD5
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Sand and gravel working supports the Shropshire economy
4	+	+	+	Sand and gravel working supports existing businesses
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including landscape and townscape protection and enhancement
12	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits historic environment protection and enhancement
13	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including bio- and geo-diversity protection and enhancement
14	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including water resource protection
15	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including air quality improvement where applicable
16	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan. Subsequent sites need to demonstrate significant environmental benefits including reducing flooding where applicable
17	+	+	+	First and Second phase sites subject to sustainability appraisal through site assessment process for Plan.
18	0	0	0	No significant effect

<b>Policy MD6: Green belt and safeguarded land</b>				
1. In addition to the general requirements that apply in the countryside as set out in Policies CS5 and MD7, all development permitted in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt or harm its openness.				
<b>Safeguarded land</b>				
2. In the safeguarded land surrounding Shifnal and Albrighton, only development which would otherwise be acceptable in the Green Belt and which would not prejudice the potential future use of this land to meet the settlements' strategic longer term development needs will be acceptable.				
<b>Community Hubs and Clusters in the Green Belt</b>				
3. In identified Community Hubs and Community Clusters falling within the Green Belt, limited infilling development that accords with Policy MD3 will be permitted so long as it can be demonstrated that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects it meets the policy tests set out in the Local Plan.				
<b>Previously developed sites</b>				
4. Development, including changes of use, on previously developed sites in the Green Belt will be permitted subject to the following criteria :				
i. The development is for employment or economic uses, defence uses, local community use, or affordable housing; and				
ii. It enhances the site and its contribution to the landscape setting, without conflicting with the purposes of Green Belt designation.				
<b>Cosford</b>				
5. RAF Cosford and museum are identified on the Proposals Map as a major developed site within the Green Belt in which additional development for military uses or redevelopment for economic uses would be appropriate as a major contributor to Shropshire's economy and as part of securing the future of Albrighton as a sustainable settlement.				

SO	Time frame			Comments for MD6
	S	M	L	
1	0	0	0	No significant effect
2	+	+	+	Allows for housing development to meet local community needs
3	+	+	+	Supports suitable economic development within the green belt and RAF Cosford
4	+	+	+	Supports existing business use of RAF Cosford
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect

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<b>10</b>	0	0	0	No significant effect
<b>11</b>	+	+	+	Protects openness of green belt and requires development in hubs and clusters and on previously developed land to be sympathetic to landscape and townscape character
<b>12</b>	0	0	0	Protects some areas from development thus supports the preservation of the heritage assets
<b>13</b>	0	0	0	Protects some areas from development thus supports the preservation of the natural assets
<b>14</b>	0	0	0	No significant effect
<b>15</b>	0	0	0	No significant effect
<b>16</b>	0	0	0	No significant effect
<b>17</b>	+	+	+	Protects agricultural land
<b>18</b>	+	+	+	Allows re-use of previously developed sites and offers opportunities for same through infilling in hubs and clusters

**Policy MD7: Managing development in the countryside**

Further to Core Strategy Policy CS5,

1. Development in the countryside should:

i. Protect and respect heritage and natural assets and be in accordance with the requirements of: Policy MD2 (Sustainable Design); Policy MD12 (Natural & Historic Environment); Adopted Natural and Historic Environment SPDs and, where appropriate, the AONB Management Plan;

and

ii. Be sited where local infrastructure can accommodate the needs of the development and where there will be no unacceptable impacts on environmental quality and existing residential amenity.

2. For all developments, if new buildings are proposed, applicants should first be able to demonstrate that appropriate opportunities have been taken to reuse or adapt soundly constructed existing buildings within the site. The scale and design of new buildings will be particularly important, having regard to Policy MD2, suitability for purpose, location and setting. Where proposals for the re-use of existing buildings are permitted, if required in order to safeguard the character of converted buildings and their setting, Permitted Development Rights will be removed.

3. New rural tourism, leisure and recreation, and business developments, in addition to demonstrating their need for a countryside location, must also be supported by viable business plans.

**Housing**

4. To protect the character of the countryside, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters;



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5. Dwellings to house essential rural workers will be permitted if:
- i. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise, and
  - ii. in the case of a primary dwelling to serve an enterprise without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If the new dwelling is no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling.

SO	Time frame			Comments for MD7
	S	M	L	
1	0	0	0	No significant effect
2	+	+	+	Provides for affordable and rural workers dwellings to meet housing need
3	+	+	+	Requirement that rural tourism, leisure and recreation and business developments have viable business plans promotes strong and sustainable economy
4	+	+	+	Supports existing rural businesses to diversify
5	0	0	0	No significant effect
6	+	+	+	Requirement to site development where local infrastructure can accommodate it will reduce need to travel
7	+	+	+	Restricting development in the countryside conserves amenity value for sporting, recreational and cultural activities
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	++	++	++	Development proposals are required to protect and respect natural assets including landscape character
12	++	++	++	Development proposals are required to protect and respect historic environment
13	++	++	++	Development proposals are required to protect and respect natural assets
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	++	++	++	Restricting development in the countryside conserves agricultural land
18	+	+	+	Promotes the reuse or adaptation of existing buildings

### **Policy MD8: Infrastructure provision**

#### **Existing Infrastructure**

1. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable;
2. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land;

#### **New Strategic Infrastructure**

3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - i. Residential and other sensitive neighbouring land uses;
  - ii. Visual amenity;
  - iii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - iv. Recognised natural and historic assets and their setting, including the Shropshire Hills AONB (Policy MD12);
  - v. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD14);
  - vi. Noise, air quality, dust, odour and vibration;
  - vii. Water quality and resources;
  - viii. Impacts from traffic and transport during the construction and operation of the infrastructure development;
  - ix. Cumulative impacts.

Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package.

4. The following infrastructure specific criteria will also apply:

#### *Renewable Energy Infrastructure*

- i. In the case of wind energy proposals, particular attention will also be paid to the potential for adverse impacts on the safe operation of military and civilian aircraft, impacts on telecommunications equipment and to potential adverse impacts from shadow flicker, amplitude modulation and electro-magnetic interference;
- ii. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the

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potential for opportunities to recover heat and power;

iii. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, water quality and fish stocks;

*Other New Infrastructure*

iv. In the case of water treatment infrastructure, particular attention will also be paid to impacts on water quality in the local river catchment and impacts on the sewerage network;

*Monitoring and Decommissioning*

vii. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;

viii. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

SO	Time frame			Comments for MD8
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Support for new infrastructure helps to promote a strong economy both through its delivery and the enabling role it plays for other development
4	++	++	++	Requirement for measures to address capacity shortfall and support for new infrastructure encourage inward investment and support existing businesses
5	+	+	+	Offers opportunity to support and expand existing public transport , cycling and walking infrastructure
6	+	+	+	Supports provision of telecommunications infrastructure which enables home working and reduces the need to travel
7	+	+	+	Supports community identified needs for a range of sport, recreational and cultural services and facilities
8	+	+	+	Supports community identified needs including for healthcare facilities,
9	++	++	++	Supports renewable energy infrastructure
10	++	++	++	Supports new infrastructure aimed at adapting to climate change
11	++	++	++	Protects landscape character from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on landscape character
12	++	++	++	Protects historic environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on historic environment

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13	++	++	++	Protects natural environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on natural environment
14	++	++	++	Protects water quality from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on water quality
15	0	0	0	No significant effect
16	++	++	++	Supports new water management infrastructure which is likely to reduce the risk of flooding
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD9: Safeguarding and improving employment investment**

**Safeguarding employment investment**

1. The location, purpose and redevelopment potential of the existing strategic sites and employment areas to be safeguarded are described in Appendix X in accordance with policy CS14 and are
  - i. shown on the Proposals Map which also identifies the area to be safeguarded with committed development and regeneration opportunities which support the strategic employment land supply
  - ii. safeguarded for Class B uses and other related employment uses
  - iii. promoted for improvements to their infrastructure, floorspace, built fabric, visual character and appearance and their operation and management
2. In rural areas, existing employment areas will be safeguarded for Class B uses or related employment uses to satisfy the Local Plan objectives or to meet the needs of the community
3. The degree of protection afforded to safeguarded employment sites will be proportionate to the presence of regeneration opportunities, the uses and employers on the site, and their significance in the local economy
4. This authority will work with partners, stakeholders, businesses and investors to deliver these objectives to support the strategic employment land supply identified in Policy MD4 to maintain local employment opportunities and sustain key local employers

**Delivering improvements to safeguarded sites**

5. Proposals for redevelopment on safeguarded sites will be considered sustainable development that is “good enough to approve” where the proposals:
  1. provide Class B or related employment uses
  2. satisfy Local Plan policies and supporting evidence in the SAMDev
  3. meet the requirements of the Place Plans

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4. would not cause harm or conflict with adjoining uses
6. Proposals to remove the safeguarding of existing employment areas require the support of the local community and evidence of 3 marketing campaigns in a period not less than 12 months showing the site is no longer commercially viable or employment use. Proposals for alternative development will be expected to satisfy the criteria above.
7. Safeguarded land will support the strategic employment land supply especially to provide other development options where a settlements requirement for employment development is unlikely to be met within the Local Plan period. These options should be explored on a timely basis before the end of the plan period.
- Planning consent will be renewed for Class B or related employment uses which contribute to the Local Plan objectives and satisfy the Place Plans

SO	Time frame			Comments for MD9
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Safeguarding existing employment supports Shropshire's economy
4	++	++	++	Safeguarding existing employment uses supports inward investment and existing businesses
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	0	0	0	No significant effect
12	0	0	0	No significant effect
13	0	0	0	No significant effect
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	0	0	0	No significant effect

**Policy MD10: Retail development**

1. Shropshire's network of Strategic, Principal and District Centres, as identified in the Policy CS15, will be supported by focussing

new retail development into Primary Shopping Areas, and in particular Primary and Secondary Frontages as defined on the Proposals Map.

## 2. Primary Shopping Areas:

- i. Within Primary Shopping Areas all proposals are expected to maintain an active and continuous frontage. Within ground floor premises there will be:
  - a) a presumption in favour of retail proposals, appropriate to the role and function of the centre, which improves the overall provision of the centre;
  - b) a presumption against changes of use away from A1 (shops), A2 (Financial and Professional Services) and A3 (Restaurants and Cafes).
- ii. The Primary and Secondary Shopping Frontages for Shrewsbury and Oswestry are defined on the Proposals Map. Within Shrewsbury the Primary Shopping Frontage includes the new Riverside area.
- iii. The Primary Shopping Frontage is the focus for retail activity within the centres and any change of use away from retail will be resisted.
- iv. Within the Secondary Shopping Frontage town centre uses with active frontages will be acceptable although proposals should not result in an over concentration or undue dominance of non-retail uses.

## 3. Retail Impact Assessments:

- i. The applicants of locally significant retail proposals on the edge of or outside town centres will be required to complete and submit a Retail Impact Assessment as part of their planning application.
- ii. The following floorspace thresholds will be used to determine the significance of proposals and therefore whether a Retail Impact Assessment will be needed:
  - o Strategic Centre (Shrewsbury) – 500sqm gross floorspace and above;
  - o Principal Centres – 300sqm gross floorspace and above;
  - o District Centres – 200sqm gross floorspace and above.
- iii. In identified development settlements without a defined town centre retail development proposals over 200sqm, which are not within the locally recognised ‘high street’ or village centre, should be accompanied by a Retail Impact Assessment.
- iv. The Council will not permit proposals which have a significant impact on the town centres, or where it is considered the scope of the Retail Impact Assessment is insufficient.

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v. Retail Impact Assessments should have regard to the degree of impact on locally distinctive features and assets, as well as to the impact on committed and planned investment in centres and other criteria contained in national planning guidance. Where retail proposals on the edge of or outside town centres are permitted, restrictive conditions will normally be applied to the percentage of floorspace dedicated to the sale of comparison retail items in order to protect the primacy of town centres as the preferred retail destination.

SO	Time frame			Comments for MD10
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	++	++	++	Supports the retail sector of Shropshire's economy,
4	++	++	++	Supports existing businesses and encourages further investment through ensuring retail investment is focused on established centres
5	++	++	++	Focus on existing centres exploits existing transport infrastructure and encourages further provision
6	++	++	++	Focuses retail development to existing, accessible centres thus reducing the need to travel
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	+	+	+	Support for retail function of Shropshire's settlements conserves traditional use and character
12	+	+	+	Focus on existing centres protects existing historic features in the wider countryside
13	+	+	+	Focus on existing centres protects existing natural environment assets in wider countryside
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	0	0	0	No significant effect
17	+	+	+	Focus on existing centres protects agricultural land
18	+	+	+	Focusing on existing centres represents an efficient use of land,

**Policy MD11: Tourism facilities and visitor accommodation**

1. Tourism, leisure and recreation development proposals that demonstrate they require a countryside location in accordance with MD7 will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, adds to the Shropshire

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offer, does not adversely impact on the wider tranquillity of the area and meets the requirements in Policies CS5, CS16, MD7, MD12 and relevant local and national guidance. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.

2. Canal side development:

- i. Proposals for canal side development need to demonstrate how they enhance the canal’s role as a multifunctional resource. Proposals will only be permitted in accessible locations and where the scale of the proposal, and the impact on the character of the site and its surroundings is acceptable. Proposals for new marinas will need to be located close to existing settlements and applicants should demonstrate the capability of the canal network to accommodate the development.
- ii. The Proposals Map identifies the canals to be protected against other forms of development.

3. Visitor accommodation:

- i. Further to Policy CS16, proposals for new and extended touring caravan and camping sites need to:
  - a. Be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate; and
  - b. Have regard for the cumulative impact of visitor accommodation on the landscape or environmental qualities of the area or over intensification of the site.
- ii. In addition, proposals for static caravans, chalets and log cabins, and all proposals of a larger scale, will need to demonstrate they are comprehensively planned and located in highly accessible locations with clear links to a tourism attraction. Ancillary structures should be integral to the scheme, and closely related to the visitor accommodation in scale and function.
- iii. For existing static caravan, chalet and log cabin sites in areas of highest flood risk consideration should be given to relocation to areas of lower flood risk ensuring they are capable of being made safe for the lifetime of the development.
- iv. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the cumulative impact on the qualities of the area from existing sites.
- v. Proposals for permanent new build holiday lets will be supported within development settlements identified in Policy MD3. Proposals in the countryside will be considered as new open market residential development which is restricted in Policies CS5 and MD7.

To retain the economic benefit to the visitor economy the Council will apply appropriate conditions to restrict visitor accommodation to tourism uses.

SO	Time frame			Comments for MD11
	S	M	L	



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1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Supports the tourism and leisure sector of the Shropshire economy
4	+	+	+	Supports the diversification of the rural economy
5	0	0	0	No significant effect
6	+	+	+	Requirement for canal side and visitor accommodation to be in accessible locations will reduce the need to travel
7	++	++	++	Support for tourism, leisure and recreation promotes participation in a range of recreational and cultural activities
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	++	++	++	The requirements that proposals complement the character and qualities of the site's immediate surroundings, caravan and camping sites provide screening and the AONB is particularly respected, protect Shropshire's landscapes and townscapes
12	+	+	+	Historic environment protected through restriction of canal side and new holiday let accommodation to existing settlements and requirement that other proposals meet MD12
13	+	+	+	Bio-and geo-diversity protected through restriction of canal side and new holiday let accommodation to existing settlements and requirement that other proposals meet MD12
14	0	0	0	No significant effect
15	0	0	0	No significant effect
16	+	+	+	Static caravan, chalet and log cabin sites in areas of high flood risk encouraged to relocate to lower risk areas
17	+	+	+	Restriction of permanent uses of land to settlements protects agricultural land
18	0	0	0	No significant effect

**Policy MD12: Natural and historic environment**

1. Shropshire Council will require new development proposals to conserve, enhance and restore Shropshire's natural and heritage assets and landscape character in order to support the delivery of CS6 and CS17. Internationally and nationally important habitats, sites of wildlife conservation and geological interest and legally protected species will be afforded the highest level of protection in accordance with the relevant legislation and policy. Great weight will also be accorded to conserving and enhancing the natural beauty of the Shropshire Hills AONB having regard to the AONB Management Plan. Heritage assets will be safeguarded in accordance with their significance.
2. Development proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following

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assets:

- i. the special qualities of the Shropshire Hills AONB;
- ii. locally designated sites;
- iii. priority species;
- iv. priority habitats
- v. valued woodlands, trees and hedges;
- vi. designated heritage assets and non-designated heritage assets of demonstrably equivalent significance;
- vii. geological assets;
- viii. visual amenity;
- ix. the landscape character and local distinctiveness of the area in which the proposal is located.

will be rejected unless:

- x. the social or economic benefits of the development proposal can be demonstrated to clearly outweigh the harm to the assets; and
- xi. there is no satisfactory alternative means of delivering the proposal

In these circumstances, a hierarchy of mitigation then compensation measures will be sought through planning conditions and agreements. Proposals should demonstrate that on-site measures are not feasible, before off-site measures will be considered. All mitigation and compensation provisions will also be required to include the following as appropriate:

- i. long term sustainable management plans, including proposals for implementation
- ii. for heritage and geological assets, measures to record the loss of significance to the asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact

3. Proposals which deliver positive benefits for natural and heritage assets and landscape character will be supported where they comply with other Local Plan policies. Support will be given to proposals which appropriately conserve, enhance, restore or re-create assets, in particular where these improve the condition, extent, value or significance of those assets which are recognised as being at risk and/or in poor condition.
4. In addition, proposals in Nature Improvement Areas and those affecting biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries and in the Shropshire Hills AONB, will be encouraged to contribute positively to the special characteristics and local distinctiveness of that area. Partnership working will be encouraged where appropriate, to achieve this objective, in accordance with policies CS8, CS9 and CS17.

SO	Time frame			Comments for MD12
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	0	0	0	No significant effect

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4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	+	+	+	Protection of valued landscape, natural and historic assets conserves amenity value of countryside and heritage features
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	+	+	+	Protection of natural environment creates potential for adaptation to climate change
11	++	++	++	Protects landscape character from significant adverse impacts of development
12	++	++	++	Protects the historic environment from significant adverse impacts of development
13	++	++	++	Protects bio- and geo-diversity from significant adverse impacts of development
14	+	+	+	Protection of natural environment provides ecosystem services including water resources
15	+	+	+	Protection of natural environment provides ecosystem services including good air quality
16	+	+	+	Protection of natural environment provides ecosystem services including flood prevention
17	+	+	+	Protection of natural environment conserves ecosystem services including soil quality
18	0	0	0	No significant effect

**Policy MD13: Waste management facilities**

The development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:

- i. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network;
2. In the case of specific types of waste management facility, the following criteria will also apply:
- i. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
  - ii. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working

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- sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
- iii. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
  - iv. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will not be permitted unless it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan;
  - v. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

SO	Time frame			Comments for MD13
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Supports the waste management sector of Shropshire's economy,
4	+	+	+	Supports existing waste management businesses and encourages further investment
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	+	+	+	Supports recycling and recovery facilities which reduce use of other forms of energy
10	0	0	0	No significant effect
11	++	++	++	Requirement to control adverse impacts on natural environment protects landscape and townscape character
12	++	++	++	Requirement to control adverse impacts on historic environment protects heritage features
13	++	++	++	Requirement to control adverse impacts on natural environment protects bio- and geo-diversity
14	++	++	++	Requirement to control adverse impacts on natural environment protects water resources

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15	++	++	++	Requirement to control adverse impacts on natural environment protects air quality
16	0	0	0	No significant effect
17	+	+	+	Restriction on spreading of wastes to land reduces risk of contamination and protects soil quality
18	++	++	++	Promotes use of waste as a resource which reduces need for primary aggregates

**Policy MD14: Landfill and landraising sites**

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - i. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - ii. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self sufficiency';
  - iii. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
  - i. Comply with relevant water management and water resource protection policy requirements (CS18 / EA guidance links in supporting text);
  - ii. Demonstrate to the satisfaction of the WPA that the need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;
  - iii. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
  - iv. Comply with other relevant policies of the Development Plan.
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;
  - v. Provision for a 5 year period of aftercare;

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Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

SO	Time frame			Comments for MD14
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	0	0	0	No significant effect
4	0	0	0	No significant effect
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	+	+	+	Support for recycling and recovery facilities before landfill and landraising, and support for recovery of energy from landfill gas, will reduce use of other forms of energy
10	0	0	0	No significant effect
11	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect landscape character
12	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect the historic environment
13	++	++	++	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect bio- and geo-diversity.
14	++	++	++	Proposals are required to comply with relevant water management and water resource protection policy requirements
15	+	+	+	Requirement to make provision for the management and control of landfill gas protects air quality
16	0	0	0	No significant effect
17	0	0	0	No significant effect
18	+	+	+	Efficient use of land supported through emphasis on landfill and landraising only being permitted where no other viable alternative form of waste management higher up the waste hierarchy is available or practicable;

**Policy MD15: Mineral safeguarding**

1. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of

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- sterilising mineral resources will not be granted unless:
- i. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
  - ii. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
  - iii. The development is exempt as set out in the supporting text below.
2. Consistent with the requirements of Policy MD8, applications for non-mineral development within the identified buffer zone surrounding identified mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
- i. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
  - ii. That the identified facilities are no longer required or that viable alternative facilities are available.
- MSA boundaries and protected mineral transport and processing facilities are identified on the proposals map and insets. The buffer zones which will apply to protected resources and facilities are identified in the explanatory text below.
3. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource.
4. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

SO	Time frame			Comments for MD15
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Ensures mineral working able to continue to support Shropshire's economy
4	+	+	+	Safeguarding mineral resources supports existing extraction industry
5	0	0	0	No significant effect
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect

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<b>9</b>	0	0	0	No significant effect
<b>10</b>	0	0	0	No significant effect
<b>11</b>	0	0	0	No significant effect
<b>12</b>	0	0	0	No significant effect
<b>13</b>	0	0	0	No significant effect
<b>14</b>	0	0	0	No significant effect
<b>15</b>	0	0	0	No significant effect
<b>16</b>	0	0	0	No significant effect
<b>17</b>	0	0	0	No significant effect
<b>18</b>	0	0	0	No significant effect

**Policy MD16: Managing the Development and Operation of Mineral Sites**

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
- i. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - ii. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - iii. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - iv. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - v. Effects on surface waters or groundwater and from the risk of flooding (Policy CS18);
  - vi. Effects on ecology and the potential to enhance biodiversity;
  - vii. The method, phasing and management of the working proposals;
  - viii. The extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;
- Where necessary, output restrictions may be imposed to make a development proposal environmentally acceptable;



2. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - i. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - ii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - iii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - iv. A Reclamation Plan;
  - v. Provision for a 5 year period of aftercare;Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site;
3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources;
4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured;
5. A flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to work locally distinctive building and roofing stone;
6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
  - i. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
  - ii. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
  - iii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
  - iv. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has

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ceased and removal of plant and machinery to allow full restoration of the site.

Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.

SO	Time frame			Comments for MD16
	S	M	L	
1	0	0	0	No significant effect
2	0	0	0	No significant effect
3	+	+	+	Supports the mineral working sector of the Shropshire economy
4	+	+	+	Supports existing extractive industry
5	+	+	+	Promotes the use of rail transporting minerals
6	0	0	0	No significant effect
7	0	0	0	No significant effect
8	0	0	0	No significant effect
9	0	0	0	No significant effect
10	0	0	0	No significant effect
11	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects landscape and townscape character
12	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects heritage assets
13	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects bio- and geo-diversity
14	++	++	++	Requirement to demonstrate that potential adverse impacts on natural and historic environment can be satisfactorily controlled protects water resources
15	0	0	0	No significant effect
16	+	+	+	Criteria requiring consideration of risk of flooding
17	+	+	+	Requirement to restore site at the earliest practicable opportunity improves soil quality
18	+	+	+	Supports opportunities to reclaim derelict, contaminated or degraded land

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## Appendix G: Revised preferred options site assessment SA summaries

### Albrighton Place Plan:

#### Albrighton:

Site Ref	SA Summary
ALB002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
ALB015/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

#### Albrighton (Employment):

Site Ref	SA Summary	Best option from SA	Chosen option
ELR010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.	ELR010	None- sought views about whether employment should be located in Albrighton or Cosford, given the key constraints of the Green Belt and limited availability of land

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**Bishop's Castle Place Plan:**

**Bishop's Castle:**

Site Ref	SA Summary
BISH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair
BISH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, proximity to a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
BISH007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH008sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high for half of the site), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site for housing is thus judged to be poor.
BISH010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, agricultural land quality and proximity to both a Conservation Area and a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a local park, an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility and flood risk. . It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high), proximity to a Scheduled Ancient Monument and a Conservation Area and

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Site Ref	SA Summary
	agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BISH014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space and a young people's recreational facility, landscape sensitivity (which is medium/high) agricultural land quality and proximity to a previous landfill site. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities and flood risk. It is negative for access to an area of natural and semi-natural open space, proximity to both a Scheduled Ancient Monument (Motte and Bailey of Bishop's Palace) and a Conservation Area, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
BISH023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities and flood risk. It is negative for access to the primary school, an area of natural and semi-natural open space and agricultural land quality. The assessment also shows negatively that 60% of the site is within a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bishop's Castle (Employment):**

Site Ref	SA Summary
ELR048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
ELR049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility and flood risk. It is negative for access to the primary school, the other three facilities and amenities, landscape sensitivity (which is high) agricultural land quality and proximity to a Conservation Area. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Bucknell:**

Site Ref	SA Summary
BUCK001sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and the primary school, flood risk and previous land use. It is negative for access to all five amenities and facilities, proximity to a Scheduled Ancient Monument, a Conservation Area, a Wildlife Site and Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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Site Ref	SA Summary
BUCK003	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
BUCK008	The Stage 2a assessment is positive for access to bus transport the primary school, and a children's play area. It is negative for access to two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. 20% of the site is within flood zone 3. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
BUCK009	The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.

**Chirbury:**

Site Ref	SA Summary
CHIR001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
CHIR002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clun:**

Site Ref	SA Summary
CLUN001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space and an amenity green space and flood risk. It is negative for access to bus transport, the other three amenities and facilities, landscape sensitivity (which is high), proximity to both a Scheduled Ancient Monument and a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor.
CLUN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and flood risk. It is negative for access to the primary school, landscape sensitivity (which is high), proximity to a

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Site Ref	SA Summary
	Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

**Clungunford:**

Site Ref	SA Summary
CLUNG001sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area, a young person's recreational facility and flood risk. It is negative for access to a primary school, the other three amenities and facilities, location within a Conservation Area, proximity to a Scheduled Ancient Monument and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
CLUNG002sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area, a young person's recreational facility and flood risk. It is negative for access to a primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Lydbury North:**

Site Ref	SA Summary
LYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD002	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, play area and open space. It is negative for access to bus transport, 3 out of the five amenities and facilities, proximity to a Conservation Area and a Registered Park or Garden and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.
LYD003	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and within the setting of the Registered Park of Walcot Hall and comprises Grade 2 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.



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Site Ref	SA Summary
LYD004	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site also lies partially within Walcot Hall and is close to the Conservation Area and comprises Grade 3 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.
LYD005	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the immediate proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to all five amenities and facilities but fails to recognise proximity to the village bus stop. The site also lies within the Conservation Area and comprises an area of Grade 2 agricultural land although this land is heavily wooded. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size and physical integration of the site.
LYD006	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the ready accessibility of the key services in the village. The assessment is therefore, significantly negative for access to the other five amenities and facilities but fails to recognise the ready access to the village bus stop. The site also adjoins the Conservation Area and comprises an area of Grade 2 agricultural land although the site is surrounded by development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.
LYD007	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop, part time fruit and veg store and church. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area of Grade 3 agricultural land although the site is enclosed and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.
LYD008	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and

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Site Ref	SA Summary
	development potential of the site.
LYD009	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of the community shop and the existence of the part time fruit and veg store. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site theoretically overlays Grade 2 agricultural land but is an underused, brownfield site in need of clearance and regeneration to improve the character of the village. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.
LYD010	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development, and is broken by field trees and the wooded spring. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.
LYD011	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development and hedgerows and trees the site adjoins and is elevated above the edge of the Conservation Area. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.
LYD012	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but this does not take into account the significant accessibility of the school anywhere in the village and the potential for surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and comprises Grade 2 agricultural land which is contiguous with the open countryside to the north of the settlement. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.
LYD013	The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its

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Site Ref	SA Summary
	relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

**Worthen and Brockton:**

Site Ref	SA Summary
WORTH001/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area, flood risk and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
WORTH002/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and previous land use. It is negative for access to the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be fair.
BROC001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. The overall sustainability of the site is thus judged to be poor.

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**Bridgnorth Place Plan:**

**Bridgnorth (Housing):**

Site Ref	SA Summary
BRID001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route, low flood risk and the potential use of previously development land. However, the site is in the Green Belt and is entirely divorced from the built area of Bridgnorth with no local services and facilities. Overall sustainability of the site is therefore judged to be poor.
BRID004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space and high landscape sensitivity. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation Area and tree impacts, including proximity to Ancient Woodland. The site scores positively for access to a bus route, access to open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, and access to some types of Open Space. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation area and potential impacts on protected trees. The site scores positively for access to a bus route, open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID014/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, proximity to the Panpudding Hill Scheduled Ancient Monument and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for access to Primary Schools and low flood risk. Overall

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	sustainability of the site is therefore judged to be poor.
BRID015/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, flood risk and potential impacts on protected trees and agricultural land. The site is close to historic and current waste management facilities. The site scores positively for access to Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
BRID016/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area, Scheduled Ancient Monument and agricultural land. The site scores positively for access to Primary Schools, some types of open space and Flood Risk. Overall sustainability of the site is judged to be poor.
BRID017/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary schools and most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
BRID018/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes schools and some types of open space, although the site is separated from the town by the bypass. Overall sustainability of the site is judged to be poor.
BRID020A/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID020B/09 (inc.BRID004)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.
BRID023/10	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity, impacts on protected trees and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.
BRID025	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and a Wildlife Site and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID026	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and

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Site Ref	SA Summary
	open space, high landscape sensitivity, potential impacts on the Conservation Area and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRID027	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, Primary Schools and open space, proximity to the Panpudding Hill Scheduled Ancient Monument (across the bypass) and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.
BRIDG028sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to a primary school, a children's play area, a young person's recreational facility, location within both a Scheduled Ancient Monument and a Conservation Area, presence of a group Tree Preservation Order, proximity to a Wildlife Site and a previous landfill site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Bridgnorth (Employment):**

Site Ref	SA Summary
ELR011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of land to the North. Overall sustainability of the site is therefore judged to be fair.
ELR012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.
ELR014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for flood risk, impacts on protected trees and agricultural land quality. The site is within 250m of a historic landfill site. The site scores positively for access to bus routes and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.

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Site Ref	SA Summary
ELR015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site is within the Green Belt and its development is therefore contrary on principle to national and local policy. The site scores positively for access to bus routes, flood risk and the potential to address previously developed land. Overall sustainability of the site is therefore judged to be poor.
ELR077 (part of ELR012)	The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. The relative landscape impact must be re-assessed in light of the wider development in this area. Overall sustainability of the site is therefore judged to be fair.

**Ditton Priors:**

Site Ref	SA Summary
DITT05/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to the Conservation area and potential impacts on protected trees and agricultural land. The site scores positively for access to bus routes, the Primary School, some types of open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.
DITT06/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, the Primary School and open space, proximity to the Conservation area and potential impacts on agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

**Neenton:**

Site Ref	SA Summary
NEE001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space, being within the Conservation area and potential impacts on agricultural land. The site scores positively for access to bus routes and low flood risk. Overall sustainability of the site is therefore judged to be fair given the local context.

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**Broseley Place Plan:**

**Broseley (Employment):**

Site ref	SA Summary
ELR016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, landscape sensitivity and potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site is judged to be fair.
ELR017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, high landscape sensitivity and potential impacts on the Conservation Area, Ancient Woodland and high quality agricultural land. The site contains an historic landfill site. The site scores positively for access to bus routes, amenity open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for the manufacture of clay bricks and tiles, mining and quarrying. Overall sustainability of the site is judged to be fair.
ELR018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high landscape sensitivity and potential impacts on the Conservation Area. The site scores positively for access to bus routes, open space and for low flood risk. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be fair.

**Church Stretton Place Plan:**

**Church Stretton (Housing):**

Site Ref	SA Summary
CSTR004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport the primary school, three out of the five amenities and facilities and flood risk. It is negative for landscape sensitivity (which is high), proximity to the Nover's Hill Scheduled Ancient Monument, the Church Stretton Conservation Area and the Long Mynd Site of Special Scientific Interest (SSSI). The assessment also shows that all but the southern end of the site is covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other two amenities and facilities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and the Long Mynd SSSI. The assessment also shows that the site lies within the Church Stretton Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five facilities and amenities and flood risk. It is negative for access to the other three facilities and amenities, landscape sensitivity (which is high) and proximity to the Church Stretton Conservation Area, an area of Ancient Woodland and the Long Mynd SSSI. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.



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Site Ref	SA Summary
CSTR009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space and flood risk. It is negative for access to the other four facilities and amenities and proximity to the Church Stretton Conservation Area, the Long Mynd SSSI and an area of Ancient Woodland. The presence of a group Tree Preservation Order on the site also shows as a negative. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR013	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
CSTR014	The Stage 2a assessment is positive for access to all facilities and amenities except amenity green space. Negative scores recognise that small parts of the site fall within 300m of the Church Stretton Conservation Area or within 100m of the Coppice Leasowes Local Nature Reserve and the site is on Grade 3 agricultural land. With the exception of the latter, only small parts of the site are affected by negative scores and it is likely that any development could be designed to avoid any adverse impact. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be good.
CSTR017	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and to a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CSTR018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.
CSTR019/R	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low), access to an area of natural or semi-natural open space and flood risk. It is negative for access to bus transport, the other four amenities and facilities and proximity to an area of Ancient Woodland. The eastern half of the site is also within 250m of a Wildlife Site but careful design of development may help to reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR020	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and access to a local park or garden. It is negative for access to the primary school and other facilities. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
CSTR021	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all facilities and amenities, landscape sensitivity (which is high) and proximity to both an area of Ancient

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Site Ref	SA Summary
	Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR022	The Stage 2a assessment (sustainability appraisal) is positive for flood risk and previous use (two small ponds were in filled between 1840 and 1897). It is negative for access to bus transport, the primary school, all amenities and facilities and for proximity to both an area of Ancient Woodland and a Wildlife Site. Around two-thirds of the eastern part of the site also has high landscape sensitivity. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR023	The Stage 2a assessment is positive for flood risk and previous industrial use (a small disused quarry dating from 1889). It is negative for access to bus transport, the primary school, all facilities and amenities and landscape sensitivity (which is high). It is also within 500m of an area of Ancient Woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR027/09	The Stage 2a assessment (sustainability appraisal) is positive for access to all facilities and amenities, landscape sensitivity (which is low) and flood risk. It shows that the lower part of the field is Grade 3 agricultural land but that the majority of the site is Grade 4, giving an overall neutral score. The assessment is negative for access to bus transport and the primary school. The eastern third of the site is within 250m of a Wildlife Site but careful design of development could reduce any impact. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
CSTR028/10	The Stage 2a assessment (sustainability appraisal) is negative for access to bus transport, the primary school, all amenities and facilities and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR0029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all facilities and amenities except amenity green space, landscape sensitivity (which is low) flood risk and previous industrial use (a small quarry dating from 1883 is recorded). The assessment is negative for access to the primary school, proximity to an area of Ancient Woodland and to the Coppice Leasowes Local Nature Reserve. The north eastern half of the site is Grade 4 agricultural land, the remainder is Grade 3, giving an overall precautionary negative score. All other sustainability objectives are neutral. The overall sustainability of the site is thus considered to be fair.
CSTR0030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and flood risk. It is negative for access to all amenities and facilities, landscape sensitivity (which is high), and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. The whole site is also covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
CSTR031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities, location within an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Conservation Area, a SSSI and to several Ancient Woodlands. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Church Stretton (Employment):**

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Site Ref	SA Summary
<b>ELR050</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on a local nature reserve (LNR Coppice Leasowes). The site scores positively for access to open space and for low landscape sensitivity. Development of the site could help to address potential brownfield issues arising from its previous use for mining and quarrying. Overall sustainability of the site is judged to be poor.
<b>ELR051</b>	The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.
<b>ELR052</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4, giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for either employment or housing use.
<b>ELR070</b>	The Stage 2a assessment (sustainability appraisal) is positive for access to an area of natural or semi-natural open space, landscape sensitivity (which is low) and flood risk. It is negative for access to bus transport, the primary school, location within an outdoor sports facility, all the other five amenities and facilities and proximity to Ancient Woodland. All other objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.

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**Cleobury Mortimer Place Plan:**

**Cleobury Mortimer (Housing):**

Site Ref	SA Summary
CMO001	Stage 2a scores the site positively on proximity to bus stops, amenity green space, a children's play area and young people's recreational area. It also scores positively for its urban landscape character, and for containing previous industrial or potentially contaminative land use. The site scores negatively on proximity to the primary school and remaining facilities, and for being in the buffer of the conservation area. Overall, in sustainability terms the site is considered good.
CMO002	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to three remaining facilities, primary school, and for containing higher quality agricultural land. It also scored negatively for being within the 300m buffer of the Wayside Cross SAM and conservation area. Although Stage 2a highlighted the site was within the 300m buffer of the Wayside Cross SAM and the conservation area, development here is not considered to affect their setting. Overall, the sustainability of the site is considered fair.
CMO005	Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to the primary school and remaining facilities, for being partly in use as an allotment (although private) for containing higher quality agricultural land. It is within the buffer of the conservation area although the site is not expected to unduly impact on the conservation area. Overall, the sustainability of the site is considered fair.
CMO006	Stage 2a only scores the site positively on proximity to bus stops and amenity green space. The site scores negatively on proximity to the primary school and remaining facilities, for being in the buffer of the conservation area and a Scheduled Ancient Monument, for containing higher quality agricultural land, and for containing an (albeit very small) area of Flood Zone 3. Overall, in sustainability terms, following this approach, the site is considered to be fair.
CMO008	In Stage 2a the site scored positively in terms of proximity to bus stops, amenity green space and young people's recreational area and for being within Flood Zone 1. It scored negatively on proximity to primary school, the remaining amenities and for being on better agricultural land. Overall, the site is considered to be fair in sustainability terms.
CMO010	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space, children's play areas and young people's recreational facility and for being urban in landscape character and in Flood Zone 1. It scored negatively due to being within the Conservation Area and proximity to remaining amenities. Overall, the sustainability of the site is considered to be good.
CMO013	In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space and play areas, and for being urban in landscape character and in Flood Zone 1. It scored negatively for proximity to remaining amenities and due to being within the Conservation area. Overall, the sustainability of the site is considered to be good.

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**Cleobury Mortimer (Employment):**

Site Ref	SA Summary
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes and may provide an opportunity to re-use previously developed land and address contamination from former uses. It scores negatively for being within the buffer of a conservation area and for a very small proportion containing Flood Zone 3. Overall, it is considered good in sustainability terms.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes. It scored negatively for containing higher quality agricultural land. Overall the sustainability of the site is judged to be fair.
ELR071	Stage 2a scores the site positively on for being in Flood Zone 1 and for containing a previous industrial uses. The site scores negatively on proximity to bus stops, amenities and facilities, and for containing higher quality agricultural land. Overall, in sustainability terms, following this approach, the site is considered to be fair.

**Kinlet**

Site Ref	SA Summary
KLT001sd	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and access to a primary school. It is scores negatively on proximity to amenities and for being on agricultural land. The site scores neutrally on remaining criteria. Overall, the site's sustainability is considered to be fair based on this appraisal.

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**Craven Arms Place Plan:**

**Craven Arms:**

Site Ref	SA Summary
CRAV001	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and is mainly Grade 2 agricultural land and is used for livestock grazing which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV001 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The overall sustainability of the site is therefore judged to be poor.
CRAV002	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development but lies largely within the setting of the existing residential development of Sunningdale and Castle View and development of the site could be screened from view by appropriate landscaping. CRAV002 has a lower Grade 3 agricultural classification than the land at CRAV001 (i.e. Grade 2) but is used for livestock grazing and so still links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV002 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops but a bus stop could be located close to CRAV002. The site is also distant from the local primary school, amenity green spaces and young people's recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development to the east located within the town. The current sustainability of the site is therefore judged to be poor.
CRAV003	The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity, only limited flood risk on the approach roads, there is an absence of contamination from previous uses and proximity to the waste transfer station is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.
CRAV004	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, adjoining developments also provide amenity green space and children's play areas in the

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	locality. The site is free from flood risk being elevated in the local landscape. The site accommodates a Tree Preservation Order and is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care would be needed in the design of any development.
CRAV005	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the north and the south of Craven Arms. The overall sustainability of the site is judged to be poor.
CRAV006	The Stage 2a assessment (sustainability appraisal) shows the site is good quality agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road via Burnside Close and to amenity spaces and children's play spaces in the adjoining town. The railway embankment does not form an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, this isolated and partially elevated site is within 500m of the Ancient Woodland of Sallow Coppice and is partially visible to views from the AONB to the south and this site has high landscape sensitivity. The overall sustainability of the site is judged to be fair.
CRAV007	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV007 is predominantly Grade 2 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV007 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children's play space accessible in the Alexandra Park development within the town but this is some distance from site. The current sustainability of the site is therefore judged to be poor.
CRAV008	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV008 is predominantly Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, site CRAV008 is distant from all local services but does have access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.
CRAV009	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively

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	used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.
CRAV010	The Stage 2a assessment (sustainability appraisal) shows the site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is free from flood risk being elevated in the local landscape but the development must remove any drainage issues for the surrounding lower lying land. The site is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care will be needed in completing the partially developed Care Home.
CRAV012	The Stage 2a assessment (sustainability appraisal) shows the site is largely affected by Flood Zone 3a and only the north eastern area of the site was progressed as a potential development site. This will also protect the setting of the extended Newton Conservation Area adjoining the southern part of the site which communicates across the bridging point for Footpaths 21, 22 and 23. The site is accessible to amenity land and the bus stops and services along Corvedale Road and the A49, Shrewsbury Road and to the local primary school but is distant from other recreational facilities along Shrewsbury Road. The potential development land at the north east of the site is well screened by tree cover and relatively low lying in the local landscape and has a low sensitivity to development. The overall sustainability of the site is judged to be fair.
CRAV013	The Stage 2a assessment (sustainability appraisal) shows this visible site has high landscape sensitivity and is good quality Grade 2 and 3a agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining neighbourhoods but is distant from the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is within 500m of the Ancient Woodland of Sallow Coppice but is screened from view by site CRAV005 which forms the plateau of this steep hillock. This low lying site which is traversed by a local brook is within Flood Zones 2 and 3a and is prone to surface water and groundwater flooding but infiltration drainage may still be possible subject to further investigations of the local geology. The overall sustainability of the site is judged to be fair.
CRAV014	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children's play spaces in the adjoining town but the elevation of the surrounding land and the enclosure of the site would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the south of Craven Arms. The overall sustainability of the site is judged to be poor.
CRAV015	The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of



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	<p>rural buildings. CRAV015 is both Grades 2 and 3 agricultural land which link to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, Site CRAV015 is distant from local services but the northern area has improved access along Long Lane to bus services on the A49 and the southern area has access to some of the amenity green space and children's play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.</p>
CRAV016	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'medium' landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV016 is mixed Grade 2 and Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV016 is close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people's recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the groundwater conditions (due to local geology) require further investigation. The current sustainability of the site is therefore judged to be poor.</p>
CRAV017	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV017 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV017 is located to the north of Long Lane but is directly adjoining the A49, Shrewsbury Road but there is not existing access and this boundary is heavily screened by trees. Physical proximity to the town provides reasonable access to local services on the A49 and to local employment areas. There is also access to the local Waste Transfer Station, locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>
CRAV018	<p>The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV018 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV018 is located directly off Long Lane opposite the Craven Arms Business Park and there is reasonable access to local services on the A49 and to other local employment areas which support the aspiration for employment development. There is also access to the local Waste Transfer Station which locally is considered to be an important facility. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.</p>

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CRAV019	The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. CRAV019 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV019 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and the limited access to services.
CRAV020	The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV020 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.
CRAV021	The Stage 2a assessment (sustainability appraisal) shows the site is accessible to bus services along the A49, Shrewsbury Road and recreational facilities around the adjacent Community Centre but is distant from the primary school and amenity green spaces. Located centrally in the town, there is no impact upon the landscape character around the town. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood and the current state of the site is very poor. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be good.
CRAV022	The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on Corvedale Road and the A49, Shrewsbury Road and to recreational facilities and the primary school. Located in the east of the town but visible from the Corvedale and Halford village there would be an impact on landscape character but a redevelopment has the potential to improve the current visual character of the site which could also make a positive contribution to the Newton Conservation Area. There is a potential flood risk across the whole site from the River Onny and the extent of this flood risk requires further investigation. The long standing employment use could indicate potential ground contamination of the land. The overall sustainability of the site is judged to be fair.
CRAV023	The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on the A49, Shrewsbury Road and to recreational facilities around the adjacent Community Centre but is distant from the primary school. Located in the north of the town, there is no impact upon the landscape character. The site is located close to the Craven Arms Business Park and complements the employment offer in this neighbouring employment area which includes the Waste Transfer Station which

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	is regarded as an important local facility. There is no flood risk to the site from any local watercourses but the long standing employment use and the nature of the activities would indicate potential ground contamination of the land. The overall sustainability of the site is judged to be good.
CRAV024	The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is currently used for grazing. The site provides access to bus services along Clun Road but is some distance from the primary school, bus services and recreational facilities available along the A49 (Shrewsbury Road). The existing developments around the site provide amenity green space and children's play area. The site is also free from flood risk being elevated in the local landscape but surface drainage may cause issues in the surrounding area. The site accommodates a Tree Preservation Order, within 300m of Scheduled Ancient Monument 32289 on Clun Road and 500m of Ancient Woodland but this is separated from the woodland by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be fair but care would be needed in the design of any development.
CRAV025	The Stage 2a assessment (sustainability appraisal) shows the site is accessible to the local primary school, to bus services along the A49, Shrewsbury Road and recreational facilities and amenity green spaces. Located just south of the town centre, there is no impact upon the landscape character due to the enclosure of the site to views from Stokesay Castle to the south. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be fair.
CRAV027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, a young person's recreational facility, landscape sensitivity (which is low) flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to both a Conservation Area and a current waste management facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good
CRAV028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to all five facilities and amenities, proximity to both a Scheduled Ancient Monument and Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
CRAV029	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an area of natural or semi-natural open space, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to bus transport, the other three amenities and facilities, proximity to a Conservation Area and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Craven Arms (Employment):**

Site Ref	SA Summary
ELR053	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to schools, some types of open space.

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Site Ref	SA Summary
	Development has potential to impact on a nearby Scheduled Ancient Monument, protected woodland and high quality agricultural land. Part of the site suffers from high flood risk. Part of the site is within the buffer zone of an existing waste management site (Long Lane). The site scores positively for access to bus routes and some types of open space and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR054	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area and high quality agricultural land. The whole site suffers from high flood risk. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR055	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on a Scheduled Ancient Monument (Bronze Age burial mound), protected woodland (Berry Mill Wood and The Grove) and high quality agricultural land. The site is within 250m of a waste management facility at Long Lane Industrial Estate. The site scores positively for low flood risk and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR056	The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The railway restricts access to bus services and recreational facilities available on the A49 (Shrewsbury Road) but the services are still accessible within the town. The site scores positively for low landscape sensitivity, only limited flood risk on approach roads, absence of contamination from previous uses and proximity to the waste transfer station perceived locally as an important facility. There is access to bus services along Clun Road and the A49 (Shrewsbury Road) and to local amenity areas and children's play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.
ELR057	The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children's play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.

**Broome**

Site Ref	SA Summary
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BROO002sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and for flood risk. It is negative for access to a primary school, all five amenities and facilities, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
BROO003sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and for flood risk. It is negative for access to a primary school, all five amenities and facilities, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Ellesmere Place Plan:**

**Ellesmere:**

Site Ref	SA Summary
ELL001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, amenity green space, a children's play area, flood risk and for being a previously developed site. It scores negatively for being partly within Cremourne Park, access to a primary school, access to area of natural and semi-natural open space and young people recreational facility, adjoining the Conservation Area, being within the buffer of The Mere Wildlife site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL002/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and children's play area, landscape sensitivity and the use of previous industrial land. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone, flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3 and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park, or garden, amenity green space, a children's play area, landscape sensitivity, flood risk and potential to remediate previously contaminated land. It scores negatively for access to a primary school, access to natural or semi natural open space and young people's recreation facility, for being within the buffer zone of Ellesmere Conservation Area, 'The Mere' Wildlife Site and Swanhill historic landfill and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity green space and a children's play area and landscape sensitivity. It scores negatively for flood risk, access to a local park or garden, open space, a young people's recreation facility. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity

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	greenspace and children's play area and landscape sensitivity. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area. It also scores positively for having a previous industrial use (railway and factory) as this will minimise the need for greenfield land whilst bringing this site back into use. It scores negatively being within the buffer zone of the Conservation Area, for access to a local park or garden, open space and a young people's recreation facility, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity green space and children's play area, landscape sensitivity and for flood risk. It scores negatively on access to a primary school and is located within the buffer zones for the Conservation Area, Ellesmere Castle SAM and a historic landfill site. The site also scores negatively on Landscape Sensitivity due to its location next to the Mere and several TPOs are located within the site covering a total of 11 trees. Agricultural land quality is grade 3 which is the same classification for all sites around Ellesmere. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL017a	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to local park or garden, open space and a young people's recreation facility and Tree Preservation Orders (there are 6 around the perimeter of the site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
ELL017b	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space and a young people's recreation facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
ELL018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, open space, amenity greenspace, landscape sensitivity and for flood risk. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, for being within the buffer zones of Ellesmere Castle SAM, Ellesmere Conservation Area and Birch Road Historic Landfill site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and landscape sensitivity. It scores negatively for access to a primary school, a young people's recreation facility, a children's play area, a local park or garden, open space, for being within the buffer zones of Birch Road Pond Wildlife Site, Ellesmere Conservation Area and Birch Road Historic Landfill site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
ELL021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary

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	school, amenity greenspace, a children's play area, landscape sensitivity, flood risk and potential reuse of previously industrial or contaminative use site. It scores negatively for access to a local park or garden, open space, and young people's recreation facility, its location in The Ellesmere Conservation Area and the agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair

**Ellesmere (Employment):**

Site Ref	SA Summary
ELR039	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space and for potential impacts on the Conservation Area and high quality agricultural land. A small area is affected by high flood risk. The site scores positively for access to bus services and low landscape sensitivity. There may be an opportunity to address issues arising from the presence of 'unknown filled ground' on the site. Overall sustainability of the site is judged to be fair.
ELR040	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on part of the site and for potential impacts on high quality agricultural land. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be fair.

**Cockshutt:**

Site Ref	SA Summary
CO001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park and garden, natural or semi natural open space and young people's recreational facilities, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, the location with the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and the agricultural land quality. Part of the site is also an existing village recreation ground. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, to public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural

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	open space and young people's recreational facility and agricultural land quality grade 2. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be good.
CO006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.
CO010/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.
CO015/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. It scores negatively for access to a primary school, public transport, access to all 5 amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO017/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO018/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO020/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, public transport, amenity green space and children's play area and for flood risk. It scores negatively for access to local park or garden, natural open space and young people's recreational facility, its location within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor



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CO021/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to amenity green space and flood risk. It scores negatively for access to a primary school, access to public transport, access to the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor
CO023sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, and amenity green space and flood risk. It is negative for access to the other four amenities and facilities and for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Dudleston Heath and Elson:**

Site Ref	SA Summary
DUDH001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
DUDH006sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and the other four amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
ELS001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, previous industrial or potentially contaminative land and low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
ELS002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Tetchill:**

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Site Ref	SA Summary
TET001	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and low flood risk. However, the site scores negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
TET002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, high risk of flooding, high landscape character the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Welsh Frankton:**

Site Ref	SA Summary
WFTN001	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
WFTN002	The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Highley Place Plan:**

**Highley:**

Site Ref	SA Summary
HIGH002	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a bus service but negatively for access to the local primary school, which is on the west side of the town. The site scores positively on access to three of the five recreation facilities, is not considered to be at flood risk and has low broad landscape sensitivity. Overall the site is considered to have average sustainability.
HIGH003	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and the local primary school. The site also scores well in relation to its access to three of the five sporting and recreational facilities. The site scores neutrally on its potential impact on the ability of people to access sporting and recreational facilities. The site is

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	within 300 meters of a conservation area. Overall the site is considered to have an average/high sustainability.
HIGH004 (incl. part of HIGH011)	The stage 2a (sustainability appraisal) assessment scores this site positively for both access to a bus route and a local primary school. The site also scored positively on access to two of the five sporting and recreational facilities and neutrally on its potential impact on the ability of other people to access these existing facilities. The site is within the buffer zone of a Wildlife Site (Borle Brook Wood) and is within grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH016	The Stage 2a (sustainability appraisal) assessment scores this site positively for access to a primary school and local bus service and to two of the five recreation facilities. The site is considered not to impact negatively on any designated recreation facility or open green space. The site is within 300 m of a conservation area and is on grade 3 agricultural land. Overall the site is considered to have an average sustainability.
HIGH017	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service and to one of the five recreation facilities. The site scores negatively for access to a primary school as this is considered to be more than 10 minutes' walk away. The site sits within the buffer zone of conservation area, within 500 meters of ancient woodland and within grade 3 agricultural land. Overall it is considered the site's location is poorly sustainable.

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**Ludlow Place Plan:**

**Ludlow (Housing):**

Site Ref	SA Summary
LUD00sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities and flood risk. It is negative for access to a primary school, a young person's recreational facility, proximity to a Scheduled Ancient Monument, SSSI and Wildlife Sites and location within a Conservation Area. . All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
LUD001	In Stage 2a the site scored well for proximity to bus stops and for proximity to amenity green space and children's play area. It scored negatively due to its proximity to primary school, and remaining amenities. It also scored negatively for being partly located on Flood Zone 3 and for containing higher quality agricultural land. Overall, the site scores fairly to poorly in sustainability terms.
LUD002/ 015	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being within the lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation area and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School and remaining open space amenities. Overall, the site scores fairly in sustainability terms.
LUD004/013	Stage 2a scored the site positively on proximity to bus stops, primary school and open space but with proximity dependent on access via new bridge. It scored negatively by being within the buffers of a designated habitat, Scheduled Ancient Monument, conservation area and an existing waste management operation and for a small proportion of the site being within Flood Zone 3. Overall, the site scores poorly in sustainability terms.
LUD0012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and four of the five amenities and facilities. It is negative for access to a primary school, a young person's recreational facility; location within a Conservation Area, proximity to both a Scheduled Ancient Monument and a SSSI and part of the site is at risk of flooding. . All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
LUD014	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other indicators are neutral. Overall, the site is considered to be fair in sustainability terms.
LUD017	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
LUD019	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural

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Site Ref	SA Summary
	land. Overall, the sustainability is considered to be fair.
LUD022	It scores positively in Stage 2a in terms of proximity to bus stops, primary school, local park/garden, area of natural/semi-natural open space, amenity green space and children's play area. It scored negatively due to being in the buffer zone for the SSSI, scheduled ancient monument, and conservation area young people's recreational facility. Overall, the sustainability is considered to be fair.
LUD029	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, due to it being within the buffer of a designated site and the conservation area, and for containing higher quality agricultural land. Overall, it scores poorly in terms of sustainability.
LUD030/09	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, and due to it being within the buffer of a designated site and for containing higher quality agricultural land. Overall, it scores fairly to poorly in terms of sustainability.
LUD032	Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space and for being an existing sports facility, and due to it being within the buffer of a designated site and for containing higher quality agricultural land and TPO. Overall, it scores poorly in terms of sustainability.
LUD033	Stage 2a scores the site positively for proximity to bus stops, amenity green space and play area, low landscape value and for being in Flood Zone 1. It scores negatively on proximity to primary schools, local park/garden, natural/semi-natural open space and young people's recreational facility and partly being with the buffer of conservation area, historic landfill site. Overall, sustainability is considered to be fair.
LUD034	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. The site has moderate landscape sensitivity. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall, for housing development, the sustainability of the site is considered to be fair.
LUD036	In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement unless accessed via crossings at roundabouts located north of south of the site. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall, the site is considered to be poor in sustainability terms.
LUD037	In Stage 2a the site scores positively for proximity to bus stops, amenity green space and children's play area and for being urban in character. It scored negatively for proximity to local park/garden, areas of natural/semi-natural open space and a young people's recreational facility, for being within the buffer zone of the conservation area and River Teme SSSI, for including land with Flood Zone 3 and for being within the buffer zone of a historic landfill site. Overall, the sustainability of the site is considered fair to poor.

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Site Ref	SA Summary
LUD0038sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural or semi-natural open space and proximity to a Conservation Area. . All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Ludlow (Employment):**

Site Ref	SA Summary
ELR058	Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other are neutral. Overall, the site is considered to be fair in sustainability terms.
ELR059	Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall for housing development the sustainability of the site is considered to be poor.
ELR060	This site is located north of the Eco Park. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement across the A49 unless accessed via crossings at roundabouts north of south. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall the sustainability of the site is considered to be fair/poor.
ELR061	Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being with lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School, local park/garden, area of natural/semi-natural open space and young people's recreational facility. Overall the site scores fairly.
ELR062	This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.
ELR063	Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability of the site is considered to be fair.

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**Onibury:**

Site Ref	SA Summary
ONBY001	The Stage 2a assessment scored the site positively for proximity to bus stop and primary school (although crossing of the A49 is required), its low landscape sensitivity and for being within Flood Zone 1. It scored negatively for being within the buffer of Stokesay registered park and the conservation area. As with other sites in Onibury the site scored negatively for proximity to all open space amenities and for containing higher quality agricultural land. Overall, the site is considered to be fair in sustainability terms
ONBY003	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY004	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.
ONBY006	Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the 300m buffer of the conservation area and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

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**Market Drayton Place Plan:**

**Market Drayton:**

Site Ref	SA Summary
MD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD003	The Stage 2a assessment (sustainability appraisal) scores negatively for access to public transport and primary school. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. A small part of the site is within Flood Zone 3 and also part is within Zone 2. A dismantled railway passes north south through the site. Overall, the site is judged to score poorly in the sustainability appraisal
MD005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and landscape. None of the site is within flood zones 2 or 3. Whilst the majority of the site is within 480 minutes or 10 minutes' walk from amenity green space, there would be a need to cross the A53 to access it. The western end of the site is within 300m of the Shropshire Union Canal Conservation Area. It scores negatively on access to a primary school and the other 4 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. A small part of the eastern end of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for, amenity green space and children's play area and for flood risk, as none of the site is within flood zones 2 and 3. The site receives a negative score for access to public transport, primary school, the other 3 key amenities and facilities and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, all 5 key amenities and facilities, its location within the buffer zone of a wildlife site and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, town park, amenity green space and children's play area and for flood risk. The southern part of the site is within 480 minutes or 10 minutes' walk from a primary school. It also scores positive for the potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on agricultural land quality as the agricultural part of the site has been assessed as grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD028	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to town park,



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	amenity green space and children's play area, flood risk and potential to reuse previous industrial or contaminated land. There are no known conservation, landscape character, and air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
MD030	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. There are no known conservation, landscape character, air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away, access to the other 3 key amenities and facilities and on agricultural land quality (grade 2). There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD031/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The majority of the site is within 300m of a conservation area and all within 300m of the Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD032/09	The Stage 2a assessment (sustainability appraisal) shows that part of the site is within 480 minutes or 10 minutes' walk from a bus route, there is a need to cross the A53 bypass to access it. The same issue applies to access to amenity green space and children's play area, where technically part of the site is within 10 minutes' walk, but the presence of the bypass would be likely to deter this. The site scores negatively on access to primary school, flood risk and agricultural land quality (grade 2). The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD034/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area and recreation facility, and for flood risk. It scores negatively on access to a primary school and there is a TPO on a tree to the east of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD035/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, flood risk and potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school. The southern part of the site is within 250m of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD036/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The site is within 300m of a conservation area and Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
MD039	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school

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	and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor and therefore, it is not considered suitable for residential development.
MD040	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD041	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and part of the site is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality, approximately 25% in the north east has been assessed as grade 2 and the remainder grade 3. The site is within the buffer zone of the Shropshire Union Canal Conservation area and there may be setting issues associated with development of the site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD042	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport, primary school and the other 3 key amenities and facilities and on agricultural land quality which has been assessed as grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
MD043	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility and for flood risk, as it is not within Flood Zones 2 or 3 . It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
MD044	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility, landscape, for flood risk, as it is not within Flood Zones 2 or 3 and for potential to reuse previous industrial or contaminated land. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
MD045	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away. There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/modelling will be required to assess the extent of flooding which may occur. Trees and hedgerows will be a minor constraint. There will also be a need for wildlife surveys prior to development. The site is neutral for all other sustainability appraisal

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	objectives. The overall sustainability of the site is judged to be poor
MD046	The Stage 2a assessment (sustainability appraisal) scores the site positively landscape and flood risk. Only the eastern part of the site is within 10 minutes' walk of a regular public transport stop. It scores negatively on access to a primary school and on access to amenity green space, play area and recreation facilities. It is also within 250m of a County Wildlife Site. The agricultural land quality is Grade 2. Overall the site scores poorly in the sustainability appraisal.
MD047sd	The Stage 2a assessment (sustainability appraisal) is positive for access to amenity green space; a children's play area and flood risk. It is negative for access to bus transport and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good

**Market Drayton (Employment):**

Site Ref	SA Summary
ELR023	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor for residential development.
ELR024	Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair.
ELR025	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3. Overall the sustainability of the site is judged to be fair/poor.
ELR026	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this. Overall the sustainability of the site is judged to be fair/poor.

**Cheswardine:**

Site Ref	SA Summary
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Site Ref	SA Summary
CHES001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scored negatively for access to the other two key amenities and facilities, its location within 300m of the conservation area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of this site is judged to be good.
CHES002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. It scores negatively on access to a primary school and agricultural land quality which is Grade 2. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities, being within the Conservation area, so the impact of development on the character of the Conservation Area would need to be considered and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, landscape sensitivity and flood risk. Most of the site is within 480 m or 10 minutes' walk of the primary school, the children's play area and recreation area. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
CHES006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality, the south western half is assessed as Grade 2 and the rest Grade 3. It is also within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreational facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and agricultural land quality which is Grade 3. It is within 300m of the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
CHES010/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively for access to other two key amenities and facilities and is within 300m of the conservation area and the scheduled ancient monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
CHES012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, landscape sensitivity and flood risk. It scores negatively on access to a children's play area and young

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Site Ref	SA Summary
	people's recreation facility. It is within 300m of the scheduled ancient monument and the conservation area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor

**Hinstock:**

Site Ref	SA Summary
HIN001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 4 agricultural land quality. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good
HIN002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 3 agricultural land quality although the land does not appear to be in agricultural use. The overall sustainability of this site is judged to be good.
HIN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, semi-natural open space and flood risk. Approximately 10% site is within 10 minutes' walk of the primary school. It scores negatively on landscape sensitivity and on its use as allotments. The overall sustainability of this site is judged to be fair
HIN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk as none of the site falls within Flood Zones 2 or 3. Approximately 25% at the western end of the site is within 10 minutes' walk of the primary school. It scores negatively on access to amenity green space; children's play area and other recreation facilities. The agricultural part of the site is Grade 3 quality. The overall sustainability of this site is judged to be fair
HIN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi natural open space, and flood risk. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.
HIN007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, landscape sensitivity and flood risk. The majority of the site falls within the Grade 4 agricultural land quality, although the southern tip is Grade 3. The school playing field covers the north western part of the site. The overall sustainability of this site is judged to be good.
HIN009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively for agricultural land quality having been assessed as Grade 3 agricultural land quality. The overall sustainability of this site is judged to be good.
HIN010	The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. Most of the site is within 480m (10 minutes' walk) from the children's play area and area of semi-natural open space, but for the village school and public transport services only the southern quarter of the site. However, there is currently no footway from this site towards the

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Site Ref	SA Summary
	village. The site scores negatively on landscape quality. Agricultural land quality is Grade 4. The overall sustainability of this site is judged to be fair
HIN014/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. Only the northern end is within 480m (10 minutes' walk) from the primary school and none of the site is within that distance of amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair
HIN015/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The site scores negatively on access to the primary school, amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3. The overall sustainability of this site is judged to be fair

**Hodnet:**

Site Ref	SA Summary
HOD001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to green space, children's play and young people's recreational facilities, landscape sensitivity and flood risk. It also scores positively for potential reuse of previous industrial or contaminated land. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk, the other 2 key amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be good
HOD002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to amenity space, including children's play area and recreation area, and the primary school as it is more than 480 metres or 10 minutes' walk. It is also within a former landfill site. The site is also within the Hodnet conservation area and within 300m of the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is more than 480 metres or 10 minutes' walk. The southern part of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site adjoins the Hodnet conservation area and the assessment shows that part of the site is close to the Scheduled Ancient Monument at Castle Hill and part close to a former landfill site. The site scores negatively on agricultural land quality as it is assessed as being the best and most versatile land. The majority of the site is Grade 3 quality, with approximately 15% to the north being grade 2 quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The southern third of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site

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	is judged to be poor.
HOD007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, and for landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor.
HOD009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the south west edge is further than 480 metres or 10 minutes' walk. The site is within walking distance of a children's play area and recreation area and the southern half other amenity space. The site is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The southern half of the site scores positively for access to the primary school as it is within 480 metres or 10 minutes' walk. The site is also within walking distance of amenity space, the children's play area and recreation area. The site adjoins Hodnet Conservation Area and is close to a scheduled ancient monument. It scores negatively on agricultural land quality as approximately the southern third is grade 2 quality and the rest grade 3. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is further than 480 metres or 10 minutes' walk. The site is within 10 minutes' walk of the children's play area and recreation area. It is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be poor
HOD012/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair
HOD013/10	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair

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**Minsterley and Pontesbury Place Plan**

**Minsterley:**

Site Ref	SA Summary
MIN0002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. It is negative for access to the other three amenities and facilities, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
MIN005/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN007/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden and an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. On the basis that impacts on the SSSI can be mitigated, the overall sustainability of the site is thus judged to be fair
MIN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows (negatively) that the site contains a children's play area and a young person's recreational facility as well as having three group Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MIN015	The Stage 2a assessment (sustainability appraisal) is positive (across all or the majority of the site ) for access to bus transport, the primary school and two out of the five facilities and amenities. The majority of the site is not accessible to a young person's recreational facility & it is negative for access to a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and an historic landfill site, flood risk and agricultural land quality. Flood risk and SSSI buffer however only affect a small part of the site & all greenfield sites in the settlement are at least Grade 3 in terms of agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to vary between poor & fair.
MIN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other four amenities and facilities and agricultural land quality. (Although it should be noted that there is no identified provision in the village of a local park/garden or



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Site Ref	SA Summary
	(semi)natural green space, therefore no sites in the village score positively in respect of these amenities ) All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor, particularly in the northern reaches.
MIN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, a local park or garden, young person's recreational facility and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
MON0020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, flood risk and previous land use. It is negative for access to the primary school, a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows that the site is within 300m of Callow Hill Camp Scheduled Ancient Monument. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. Although It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MIN0028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Minsterley (Employment):**

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Site Ref	SA Summary
ELR001	The site is positive for flood risk and previous land use. The site scores negatively for access to public transport, access to primary school and all five key amenities. The site is classed as Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be poor.

**Pontesbury:**

Site Ref	SA Summary
PBY001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY002/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. The assessment also shows that there are Tree Preservation Orders within the site. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. Parts of the site (to differing proportions) are positive for access to the primary school, an amenity green space and, a children's play area. It is negative for access to the other three amenities and facilities, proximity to a Scheduled Ancient Monument (Part of site only) and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and previous land use. It is actually on the site of the recreational area and if developed would require the loss of this facility. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. The assessment also shows that the site contains several Tree Preservation Orders. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, flood risk and previous land use. Most of the site is not accessible to an amenity green space It is also negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (SAM) and agricultural land quality. Only a small portion of the site to the S.E of the site is within the 300m buffer zone of the SAM, however the assessment also shows (negatively) that the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor

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Site Ref	SA Summary
PBY018/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Flood risk is limited to the northern boundary. The stage 2a assessment does not consider the relationship to other facilities such as the nursery, doctors, dentist's shops etc. and the site is well placed to access these. The assessment also shows that the site contains several Tree Preservation Orders which would need to be taken into account in the design of any development. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. (The assessment also shows that the larger site contains trees some with Tree Preservation Orders). All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument ( 50% of the site is in buffer zone for Ringwork & Tower Keep )and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these. All other sustainability criteria are neutral and the site is accessible to a range of other facilities not incorporated within the sustainability appraisal. The overall sustainability of the site is thus judged to be fair.
PBY028/R	The Stage 2a assessment (sustainability appraisal) is only positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY029/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and

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	facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders, and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively Only a very small part of the site is affected by watercourse flood risk. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor to fair.
PBY030	The Stage 2a assessment (sustainability appraisal) is positive for flood risk & access to bus transport, but only partially so for ease of access to the primary school, an amenity green space, a children's play area . It is negative for access to the other three amenities and facilities, proximity to two Scheduled Ancient Monuments (partially within buffers), and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities, and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY032	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities and agricultural land quality. The assessment also shows (negatively) that part of the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY033	The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an amenity green space and flood risk. It is negative for access to the other five amenities and facilities, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.
PBY034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (although this is limited to the northern tip of the site), Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY0035/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, flood risk (although additional appraisal is required) and previous land use. It is negative for access to the primary school, the other four amenities and facilities, Tree Preservation Orders and agricultural land quality. However, there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these .All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to between poor and fair.
PBY036/09	The Stage 2a assessment (sustainability appraisal) is positive for partial access to bus transport, an amenity green space, a children's play area and flood risk. Access to amenity green space from the site is particularly limited & that to the children's play area is from around ½ of the site. It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be

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	poor but improves at the southern part of the site.
PBY037/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.
PBY038	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

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**Much Wenlock Place Plan**

Site Ref	SA Summary
<b>ELR019</b>	The Stage 2B Assessment for Site ELR019 not been included at this stage due to on-going work to develop a Neighbourhood Plan for Much Wenlock

**Oswestry Place Plan**

**Oswestry:**

Site Ref	SA Summary
OSW002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school, a local park or garden, a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a local park or garden, a young person's recreational facility and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other 4 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all five amenities and facilities and flood risk. It is negative for access to a primary school and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an area of natural and semi-natural open space, an amenity green space and a children's play area as well as being positive for landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a local park or garden and a young person's recreational facility and proximity to a Scheduled Ancient Monument. The site is neutral for all other

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	sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW021	The Stage 2a assessment (sustainability appraisal) is positive for access to; bus transport; the primary school; a local park or garden; an area of natural and semi-natural open space; an area of green space and a children's play area as well as being positive for landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate small area of filled ground (probably a pond or marsh). The assessment is negative for access to a young person's recreational facility, agricultural land quality and the site is within 300m of Oswestry Hill Fort Scheduled Ancient Monument and also of a Registered Park or Garden. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to an area of natural and semi-natural open space and a young person's recreational facility, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space and an amenity green space as well as flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.
OSW025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the other 3 amenities and facilities and proximity to both a Scheduled Ancient Monument and a Waste Transfer Station. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space and an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area and flood risk. It is negative for access to the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space and flood risk. The assessment is negative for access to the primary school,

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	the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW032	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, flood risk and development would offer the opportunity to remediate a small area of filled ground (probably on old pond or marsh) within the site. The assessment is negative for proximity to two Conservation Areas and neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.
OSW034, 035, 045	<p>The Stage 2a assessment (sustainability appraisal) of the more northerly sites (OSW045 and OSW034) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.</p> <p>The Stage 2a assessment (sustainability appraisal) for the more southerly site (OSW035) is positive for access to bus transport, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 4 amenities and facilities and proximity to both a Conservation Area and a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.</p>
OSW042	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, flood risk and development offers the opportunity to remediate the previous railway related uses of the land. It is negative for access to a local park or garden, proximity to both a Scheduled Ancient Monument (Wat's Dyke) and Shelf Bank Local Nature Reserve and there are two trees covered by Tree Preservation Orders on the site boundary. The assessment is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW046	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to Wat's Dyke Scheduled Ancient Monument as well as a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.
OSW053	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school; an amenity green space and a children's play area, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to the other 3 facilities and amenities and agricultural land quality. It also shows that part of the site is occupied by playing fields. The site is neutral for all other sustainability appraisal



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	objectives. The overall sustainability is thus judged to be poor.
OSW063	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, a children's play area, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a previous industrial use. The assessment is negative for access to the primary school, the other 3 amenities and facilities, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
OSW067sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Oswestry (Employment):**

Site Ref	SA Summary
ELR041	The Stage 2B Assessment for Site ELR041 has not been included because this site has already been assessed as part of the development of site OSW004 for mixed use; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.
ELR042	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations; The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and 2 out of the five key amenities and facilities nearby. It is negative for access to 3 key amenities and facilities, access to primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.
ELR043	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR044	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR046	The Stage 2a assessment (sustainability appraisal) scores the site negatively for high flood risk on most of the site and for potential impacts on high quality agricultural land. The site is within the buffer zone for the Watts Dyke SAM and an operational waste management site. The site scores positively for access to bus services and low landscape sensitivity. Overall sustainability of the site is judged to be poor.
ELR047	Sites ELR042-044 and Site ELR047 not included until sites are identified following results of further investigations;
ELR065	The Stage 2B Assessment for Site ELR065 has not been included because this site has already been assessed as part of the development of the Oswestry SUE;

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**Babbinswood:**

Site Ref	SA Summary
BAB008sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
BAB009sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Chirk Bank**

Site Ref	SA Summary
CHBA001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI and Special Area of Conservation, presence of a Tree Preservation Order and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
CHBA006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area and flood

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	risk. It is negative for access to a primary school, the other four facilities and amenities, proximity to; a Scheduled Ancient Monument; World Heritage Site: SSSI; Special Area of Conservation; and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Gobowen:**

Site Ref	SA Summary
GOB001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space and potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space and for low flood risk. Overall sustainability of the site is therefore judged to be fair.
GOB003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, for potential impacts on Wat's Dyke, high flood risk and for potential loss of high quality agricultural land. The site is within buffer of a previous landfill site. The site scores positively for access to a bus route and Primary School and for access to most types of open space. Development may provide the opportunity address issues from a previous land use. Overall sustainability of the site is judged to be poor.
GOB004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space, for potential impacts on a Scheduled Ancient Monument, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and amenity open space. Overall sustainability of the site is judged to be poor.
GOB008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. A small part of the site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be fair.
GOB010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed. Overall sustainability of the site is judged to be poor.
GOB011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. The site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be poor.
GOB012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes and Primary Schools, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
GOB013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a

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Site Ref	SA Summary
	Schedules Ancient Monument, potential impacts on protected trees and high flood risk. The site is within buffer for current and previous landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.
GOB015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB016	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB017	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB019	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, potential impacts on protected trees, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and access to most types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB020	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route, access to some types of open space and low flood risk. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.
GOB022	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site is partly located on a previous landfill site (south west corner) and within 250m of a current and historic landfill site. The site scores positively for access to a bus route, Primary Schools and some types of open space and for low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.
GOB023	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, Primary Schools and some types of open space. Overall sustainability of the site is judged to be fair.
GOB024	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for brownfield redevelopment potential. Overall sustainability of the site is judged to be fair.

**Kinnerley:**

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Site ref	SA Summary
KYN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area. It is negative for access the remaining 2 amenities and facilities and Flood Risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the primary school, the remaining 2 amenities and facilities, flood risk and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the primary school, the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
KYN008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the remaining 2 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
KYN010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green pace and a children's play area, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, and the remaining 3 amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
KYN011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities, flood risk and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

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Site ref	SA Summary
KYN012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, natural and semi natural open space, amenity green pace and a children's play area and landscape sensitivity (low). It is negative for access to the remaining 2 amenities and facilities and flood risk. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Knockin:**

Site Ref	SA Summary
KK001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
KK002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair
KK003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Whilst the site is well related to the village, overall sustainability of the site is judged to be poor.
KK004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.
KK009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

**Llanymynech and Pant:**

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Site Ref	SA Summary
LLAN001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area and a Special Area of Conservation. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Development of the site would re-use brownfield land. Overall sustainability of the site is judged to be poor.
LLAN004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
LLAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be fair.
LLAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.
PAN006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site may have been affected by historical quarrying activity. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space. Overall sustainability of the site is judged to be poor.
PAN009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for

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	access to Primary Schools, bus routes, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. There may be an opportunity address issues arising from previous use of the land. Overall sustainability of the site is judged to be poor.
PAN011	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential adverse impacts on a nearby Scheduled Ancient Monument , the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools and bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN014	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, most types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN015	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.
PAN016a/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

**Maesbrook:**

Site Ref	SA Summary
MBK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.



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Site Ref	SA Summary
MBK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
MBK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Park Hall:**

Site Ref	SA Summary
PARK001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
PARK005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out

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	of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
PARK009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a primary school, 3 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Rhosweil:**

Site Ref	SA Summary
WRN012	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, a Special Area of Conservation, previous and current landfill sites, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, a Special Area of Conservation, a current landfill site, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, previous and current landfill sites, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, flood risk and previous land use. It is negative for access to a primary school, all five amenities and facilities, proximity to a World Heritage Site, location on a previous landfill site, and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a children's play area, flood risk and previous land use. It is negative for access to a primary school, the other four amenities and facilities, a World Heritage Site, previous and current landfill sites and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair

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**Selattyn:**

<b>Site Ref</b>	<b>SA Summary</b>
SELA001	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA002	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA004	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a bus service, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
SELA005	The Stage 2a assessment (sustainability appraisal) is positive for access to a primary school, low level of flood risk, low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities, the site is within 300m of a registered Park and the site is in or within the buffer zone of a designated habitat or regionally important geological site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**St Martins:**

<b>Site Ref</b>	<b>SA Summary</b>
STM003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM009	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities

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	and facilities, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities, proximity to both an area of Ancient Woodland and an historic landfill site (Mount Bradford Farm), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM013	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM014	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
STM015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM020	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and

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	facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access an area of natural or semi natural open space and agricultural land quality. The assessment also shows (negatively) that that the site comprises an outdoor sports facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM029	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM030	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
STM031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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Site Ref	SA Summary
STM033/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) , flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
STM034/11	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Weston Rhyn:**

Site ref	SA Summary
WRN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, local park or garden and amenity green space and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN004sd	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, local park or garden and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN008	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, amenity green space, flood risk and potential for land remediation of previous contaminative use. It is negative for access to the primary school, the other three amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WRN010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and potential for land remediation of previous contaminative use. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

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Site ref	SA Summary
WRN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WRN025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Whittington:**

Site Ref	SA Summary
WGN001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use. It is negative for access to the primary school, a young people's recreational facility, proximity to Conservation Area and for agricultural land quality. The assessment also shows that the site lies within 250 of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair
WGN007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility and agricultural land quality and shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

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WGN015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows that the site is within 250m of a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be Poor.
WGN016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities, flood risk and previous land use (a former railway line). It is negative for access to the primary school, a local park or garden, a young people's recreational facility, proximity to the Conservation Area and agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility and proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
WGN018	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN019	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. The assessment also shows the presence of a single Tree Preservation Order on site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN021 and 025	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to a young people's recreational facility, proximity to a both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN024	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN026	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport four out of the five facilities and amenities, and flood risk. It is negative for access the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and a former landfill site as well as agricultural land quality. The assessment also shows that the site is partly in the Conservation Area. All other sustainability objectives are neutral.



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	The overall sustainability of the site is thus judged to be poor.
WGN028	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five facilities and amenities, and flood risk. It is negative for access to a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN031	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to the primary school, both a young people's recreational facility and a children's play area, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN033	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities and flood risk. It is negative for access to the primary school, a young people's recreational facility, proximity to both a Scheduled Ancient Monument (Whittington Castle) and the Conservation Area and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN034	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and to a local park or garden as well as flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
WGN036	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (disused railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN037	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (former railway). It is negative for access to the primary school, a young people's recreational facility, proximity to a Scheduled Ancient Monument (Whittington Castle) and for agricultural land quality. The assessment also shows that the site is within the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WGN039/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five facilities and amenities, flood risk and previous land use (a small area of filled ground). It is negative for access to the primary school, a young people's recreational facility, agricultural land quality and proximity to an historic landfill site. The assessment also shows (negatively) that the site is within the following: the grounds of the castle (a Scheduled Ancient Monument); an amenity green space; an area of natural or semi-natural open space and the Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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**Shifnal Place Plan**

**Shifnal:**

Site ref	SA Summary
SHI001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to a bus route and some types of Open Space. The site is within the current Development Boundary. Overall sustainability of the site is therefore judged to be fair.
SHI002	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to the Primary School, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly within the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
SHI005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to Primary Schools, bus routes and some types of open space and for low landscape sensitivity. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI017/A	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on nearby Ancient Woodland at Aston Coppice and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI/018	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged

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	to be fair.
SHI028/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to Primary Schools, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.
SHI031	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for housing is judged to be poor.

**Shifnal (Employment):**

Site Ref	SA Summary
<b>ELR020</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly adjacent to the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.
<b>ELR021</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on agricultural land quality. The site scores positively for access to bus routes and for low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site for employment use is judged to be fair.
<b>ELR022</b>	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

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**Shrewsbury:**

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SHREW001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and three out of the five amenities and facilities. It is negative for access to the primary school, a children's play area and a young person's recreational facility, proximity to a Wildlife Site, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW002	The Stage 2a assessment (sustainability appraisal) for SHREW002 is positive for access to bus transport, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) flood risk and development offers the opportunity to remediate 3 areas of filled ground. The assessment is negative for access to a local park or garden, proximity to both a Wildlife Site and a former landfill site and negative for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities and landscape sensitivity (which is low). It is negative for access to the primary school, a local park or garden, a children's play area, proximity to both a Conservation Area and a Wildlife Site and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW015	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden and for agricultural land quality. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW016	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and three out of the five amenities and facilities. Negative scores are recorded because the whole site is within an area of natural and semi-natural open space, are more than 480m from a local park or garden and a children's play area, is within 250 of a Wildlife Site, has Tree Preservation Orders and is on grade 2 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW017	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and development would offer the opportunity to remediate an area of filled ground within the site. The assessment is negative for access to a primary school and a local park or garden, proximity to; a Scheduled Ancient Monument; a Ramsar Site; a SSSI and a Wildlife Site, agricultural land quality and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW019	The Stage 2a assessment (sustainability appraisal) for SHREW019 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW021	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to a primary school and

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	four out of the five key amenities and facilities. It is negative for access to a young person's recreational facility, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Registered Park or Garden and a Wildlife Site, flood risk and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW022	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space , an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three key facilities and amenities and proximity to a previous landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW023	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other three facilities and amenities and Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW027	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, and development would offer the opportunity to remediate several areas of filled ground. The assessment is negative for access to a primary school; proximity to both a Wildlife Site and a Regionally Important Geological Site, agricultural land quality and the eastern part of the site contains an area of natural and semi-natural open space. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW028	The Stage 2a assessment (sustainability appraisal) for SHREW028 is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. The assessment is negative for access to a primary school and a local park or garden, proximity to a Wildlife Site, agricultural land quality and also shows that part of the site was used as a landfill site in the past. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.
SHREW029	The Stage 2a assessment (sustainability appraisal) for SHREW029 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW030/R	The Stage 2a assessment (sustainability appraisal) for SHREW030/R is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the primary school, a local park or garden, a young people's recreational facility and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW031/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to a primary school, the other four key amenities and facilities, Tree Preservation Orders, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

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SHREW032/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to a local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW033/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and 4 out of the five key amenities and facilities. It is negative for access to local park or garden and proximity to both a Local Nature Reserve and a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW035	The Stage 2a assessment (sustainability appraisal) for SHREW035 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and the site has low landscape sensitivity. It is negative for access to a primary school, lack of access to 3 key amenities and facilities and the site is on Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW036/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and flood risk. It is negative for access to local park or garden, agricultural land quality and proximity to a former landfill site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW060	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five facilities and amenities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW076	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to a Wildlife Site and agricultural land quality. The site also scores negatively because it is within a Conservation Area and some trees are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW077	The Stage 2a assessment (sustainability appraisal) for SHREW077 is positive for access to bus transport, 1 out of the five key amenities and facilities nearby and low risk of flooding. It is negative for access to a primary school, lack of access to 4 key amenities and facilities; The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW079	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden and proximity to both a Conservation Area and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW083	The Stage 2a assessment (sustainability appraisal) for SHREW083 is positive for access to bus transport, 2 out of the five key amenities and facilities nearby, low risk of flooding and low landscape sensitivity. It is negative for access to 3

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	key amenities and facilities, access to a primary school and is within 250m of an historic landfill. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW086	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space and flood risk. It is negative for access to a primary school, the other four key amenities and facilities, proximity to two Wildlife Sites and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW088	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three of the five amenities and facilities, landscape sensitivity (which is low), flood risk and a previous land use. It is negative for access to a primary school, a park or garden, a young person's recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW090/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities and landscape sensitivity (which is low). It is negative for access to a local park or garden, proximity to both a SSSI and a former landfill site as well as agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW092	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space and development offers the opportunity to remediate a former use. It is negative for access to the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW093	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and flood risk. It is negative for access to a primary school, all five of the key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW094	The Stage 2a assessment (sustainability appraisal) for SHREW094 is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW095 and 115	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden and a young people's recreational facility. It is negative for access to the other three key amenities and facilities, flood risk, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW100	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, agricultural land quality and proximity to a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW105	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a young people's recreational facility, flood risk and development offers the opportunity to remediate a former use. It is



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	negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW106	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a young people's recreational facility and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW107	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW108	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate former uses. It is negative for access to a local park or garden, proximity to a Ramsar site, a SSSI and a Wildlife Site, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW110	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility and agricultural land quality. The site also contains a former landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW111	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five key amenities and facilities and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW112	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a young people's recreational facility. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW113	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and an amenity green space. It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality and part of site is used as current waste management (recycling) facility and the site is also within 250m of a second current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW114 (incl.	The Stage 2a assessment (sustainability appraisal) for SHREW114 is positive for access to bus transport, three out of the five key amenities and facilities nearby. Flood risk varies with a small northern section of the site having low and high

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SHREW075)	flood risk. It is negative for access to the primary school, the site is located on an area of natural or semi natural space lacks 2 key amenities and facilities, within a 100m buffer of LNR and over half the site has Tree Preservation Orders. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor
SHREW118	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school , three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Ramsar Site, a SSSI and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW119	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, proximity to a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW120/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW121/122	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities, flood risk, proximity to a former landfill site and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW126	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to both a Wildlife Site and a SSSI and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW127	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair
SHREW128	The Stage 2a assessment (sustainability appraisal) for SHREW128 is positive for access to bus transport, low landscape sensitivity, low level of flood risk and 3 out of the five key amenities and facilities nearby. It is negative for access to 2 key amenities and facilities, access to a primary school, the site is in or within a buffer zone of a designated site or a regionally important geological site, the site has tree preservation orders upon it and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
SHREW129	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key

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	amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Ramsar Site; a SSSI; an area of Ancient Woodland and a Wildlife Site, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW130	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW138	The Stage 2a assessment (sustainability appraisal) is positive for access to public transport, access to a primary school, three out of five key amenities, landscape sensitivity and flood risk. The land was previously used for quarrying and an area previously used for industrial use. It scores negatively for being within an area of natural or semi-natural open space, two out of five key amenities and being on Grade 3 agricultural land. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.
SHREW139	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space, flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to both a current waste management facility (recycling) and a previous landfill site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW141	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and a local park or garden. It is negative for access to a primary school, the other four key amenities and facilities, flood risk, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW142	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a local park or garden, an amenity green space and flood risk. It is negative for access to a primary school, the other three key amenities and facilities, agricultural land quality and proximity to a current waste management facility. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW143	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five key amenities and facilities and development offers the opportunity to remediate a former land use. It is negative for access to an area of natural and semi-natural green space, proximity to a Ramsar Site, flood risk and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW144	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a local park or garden an area of natural and semi-natural green space, proximity to a Ramsar Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW145	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of

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	the five key amenities and facilities, landscape sensitivity (which is low) , flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, proximity to both a Ramsar Site and a SSSI, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW147	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to; a Conservation Area; a Wildlife Site and a former landfill site, flood risk, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW148	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and landscape sensitivity (which is low). It is negative for access to the other four key amenities and facilities, proximity to a Wildlife Site, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be good.
SHREW149	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use. It is negative for access to a primary school, a local park or garden, a children's play area, proximity to both a Registered Park or Garden and a Wildlife Site, flood risk, agricultural land quality, the site is within a Conservation Area and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW150	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an area of natural and semi-natural green space, an amenity green space, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to the other three key amenities and facilities, proximity to both a Registered Park or Garden and a Wildlife Site and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW151	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, the other four key amenities and facilities and proximity to a Wildlife Site. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW152	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four key amenities and facilities, agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW179	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space, an amenity green space and flood risk. It is negative for access to a primary school, the other three

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	key amenities and facilities, proximity to; a Conservation Area; a Local Nature Reserve and a former landfill site and the assessment shows that most of the site comprises an area of natural and semi-natural open space. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.
SHREW180	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and proximity to a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW210/09	The Stage 2a assessment (sustainability appraisal) for SHREW210/09 is positive for access to bus transport, four out of the five key amenities and facilities, landscape sensitivity (which is low) and development offers the opportunity to remediate a former land use access to the primary school. It is negative for access to a primary school, a local park or garden, flood risk; agricultural land quality and some trees on the site are protected by Tree Preservation Orders. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW212/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a former land use. It is negative for access to a local park or garden, a young people's recreational facility, proximity to a Conservation Area and agricultural land quality. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW225	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five key amenities and facilities and flood risk. It is negative for access to a local park or garden, a young people's recreational facility and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.
SHREW227	<p>The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural green space and an amenity green space. It is negative for access to the other three key amenities and facilities and the site is within a Conservation Area. All the other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.</p> <p>The site is subject to major constraints including poor access (Red Barn Lane), flood risk (part), and the importance of the Rad Brook green corridor as part of the town's strategic environmental network. In view of this, the site is not considered suitable to be identified for further development.</p>
SHREW231	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a park or garden and a children's play area and proximity to an historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
SHREW232	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four of the five amenities and facilities and a previous land use. It is negative for access to a primary school, a children's play area, proximity to a Scheduled Ancient Monument, a Wildlife site and an historic landfill site, location within a Conservation Area and flood

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Site Ref	SA Summary
	risk (part of the site). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Shrewsbury (Employment):**

Site Ref	SA Summary
ELR002 (Part of SHREW127)	The Stage 2a assessment (sustainability appraisal) for SHREW127 is positive for access to bus transport, three out of the five key amenities and facilities nearby. It is negative for access to the primary school, lacks 2 key amenities and facilities, on Grade 3 agricultural land and the western part of site is within a 250m buffer zone of a historic landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.
ELR006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities, the site is on grade 3 agricultural land, part of the site is at high/medium risk of flooding and is within 250m of an existing waste management operation. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
ELR007	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low risk of flooding. It is negative for access to all 5 key amenities and facilities, access to a primary school and the site is on grade 3 agricultural lands. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be poor.
ELR008	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the setting of a Scheduled Ancient Monument (Battlefield Church), Ancient woodland and high quality agricultural land. The site is within the buffer zone for an historic landfill at Upper Battlefield. The site scores positively for access to bus routes and for low flood risk. Overall sustainability of the site for employment is judged to be fair.
ELR009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and potential impacts on Ancient woodland. The site is within the buffer zone for an active waste management site at Upper Battlefield (Loosemoores), although this is unlikely to be a constraint on most types of employment development. The site scores positively for low flood risk. More detailed assessment highlights the likely impact on the setting of a Registered Battlefield. Overall sustainability of the site for employment is judged to be fair.
ELR064	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and low flood risk. More detailed assessment revises landscape sensitivity to 'medium' and suggests only low capacity for employment uses. The site is readily accessible from the strategic route network. Overall sustainability of the site for employment is judged to be fair.
ELR066 (part of SHREW107)	The Stage 2a assessment (sustainability appraisal) for SHREW107 is positive for access to bus transport, four out of the five key amenities and facilities nearby. Landscape character varies throughout the site. Flood risk varies with a small western section of the site having low and high flood risk with no land contamination issues or habitat or geological

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	designations. It is negative for access to the primary school, 2 key amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.
ELR067	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site is within the buffer zone of a current licensed waste management site (Severn Trent at Oxon). The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR068	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes, low general landscape sensitivity and low flood risk. Development may provide an opportunity to address a small area of unknown filled ground within the site. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.
ELR069	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and high quality agricultural land. A small part of the site is within the buffer zone of an historic landfill site. The site scores positively for access to bus routes and for low flood risk. More detailed assessment revises landscape sensitivity to 'medium', but this must be viewed in the context of the wider development proposed. Trees & hedgerows will be a significant development constraint. Overall sustainability of the site for employment is judged to be fair.

**Baschurch:**

Site Ref	SA Summary
BAS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, for being partially brownfield (former railway land) and for flood risk. It scores negatively for access to 2 key amenities and facilities, location within the Baschurch Conservation Area, a small part of the site is within the buffer of The Yesters County Wildlife Site and the agricultural land quality is grade 2, as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being immediately adjacent to Prescott Conservation Area. Agricultural land quality is grade 2 as is the case for all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.

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Site Ref	SA Summary
BAS003 and 006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for two out of five key amenities, because of its use as an outdoor sports facility and part of the site is within the Baschurch Conservation Areas (Baschurch Centre & Station) and the agricultural land quality is grade 2 as are all sites in Baschurch. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS004	The Stage2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being within the buffer zone of a Conservation Area and the agricultural land is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 3 out of the 5 key amenities, low landscape sensitivity, flood risk and access to a primary school. It scores negatively for being within the buffer zone of two conservation areas (Baschurch Centre & Prescott) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to all 5 key amenities and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS013 and 011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, 1 out of 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being partly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of 5 key amenities and for flood risk. It scores negatively for 2 out of 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2 All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.
BAS015	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being partly within Baschurch Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good
BAS016	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport low landscape sensitivity and for flood risk. It scores negatively for access to a primary school; access to all 5 key amenities, for being immediately adjacent to Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor
BAS017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2



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	out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities, and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS018	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access, to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for access to 2 out of the 5 key amenities, being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS020	The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and flood risk. It scores negatively for access to public transport, access to a primary school, access to all 5 key amenities and for being immediately adjacent to Baschurch Station Conservation Area. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being within the buffer zone of Baschurch Centre Conservation Area and the agricultural land quality is grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS022	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to 2 out of the 5 key amenities being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS023	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the other 5 key amenities being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS024	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 2 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, access to 3 out of the 5 key amenities and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS025	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity, 1 out of the 5 key amenities and flood risk. It scores negatively for access to a primary school, 4 out of the 5 key amenities, for being within the buffer zone of Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is

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	judged to be fair/poor
BAS032	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to 3 out of the 5 key amenities and for flood risk. It scores negatively for access to a primary school, 2 out of the 5 key amenities and for being immediately adjacent to Baschurch Centre Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair.
BAS033	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, low landscape sensitivity and for flood risk. It scores negatively for access to a primary school, access to access to all 5 key amenities, and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be poor.
BAS034 and 019	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities being partly within Baschurch Station Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be fair
BAS035	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to 3 out of the 5 key amenities, low landscape sensitivity and for flood risk. It scores negatively for 2 out of the 5 key amenities, being partly within the buffer zone of 2 Conservation Areas (Baschurch Centre & Baschurch Station) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. All the other sustainability objectives are neutral. Overall sustainability of the site is judged to be good.

**Bomere Heath:**

Site Ref	SA Summary
BOM001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
BOM002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to the primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities;

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	access to a primary school, the site is within 300m of a scheduled ancient monument and the site on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor.
BOM004/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to the primary school and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
BOM008	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to the primary school, the site is on amenity green-space and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor.
BOM012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk , low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
BOM017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM018/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM019/R	The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM020	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary

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	school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be good
BOM021	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM22b/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site have tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
BOM002a/09	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Condover:**

Site Ref	SA Summary
CON003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. Whilst the site scores negatively for access to 4 out of five key amenities and facilities and is on grade 3 agricultural land, none of the sites assessed at this stage had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and the site is on grade 2 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services and facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON006	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and registered park and the site is on grade 3

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	agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
CON007	The Stage 2a assessment (sustainability appraisal) is positive for access to a park or garden. It is negative for access to a primary school, bus transport, the other four amenities and facilities, proximity to both a Conservation Area and a Registered Park or Garden, flood risk (part of the site) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Dorrington:**

Site Ref	SA Summary
DOR001	The site is greenfield land, in agricultural use, located on the southern edge of Dorington, adjacent to the A49. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR007 and 008	The Stage 2a assessment (sustainability appraisal) scores both sites positively for access to bus transport and access to 1 out of five key amenities and facilities. In addition, DOR007 also scores positively for access to a primary school and low level of flood risk. However, both sites score negatively for access to 4 out of five key amenities and facilities, the sites are within 250m of a current or historic landfill site or existing waste management facility and are on grade 3 agricultural land. Site DOR008 also scores negatively for part of the site being at high risk from flooding. The sites are neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR009	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural

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	land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
DOR012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR013	The Stage 2a assessment (sustainability appraisal) scores positively for, access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities and the site are on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR014	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
DOR017	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Hanwood:**

Site Ref	SA Summary
HAN003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN005/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of the five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN011/R	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary

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	school, low level of flood risk, and access to 2 out of five key amenities and facilities . However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
HAN013	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, previous industrial or contaminative use and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair

**Harmer Hill**

Site Ref	SA Summary
HH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
HH002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
HH003	The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, a primary school, all five amenities and facilities, landscape sensitivity (which is high), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
HH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to a primary school, the other four amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Montford Bridge:**

Site Ref	SA Summary
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Site Ref	SA Summary
MNB001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site; part of the site is at risk from flooding and has grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
MNB002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low risk of flooding, previous industrial or contaminative use and low landscape sensitivity. It is negative for access to the primary school, lacks all 5 key amenities and facilities, part of the site is in or within a buffer zone of a designated habitat or a regionally important geological site, the site is on grade 3 agricultural land and part of the site is 250m from a historic landfill The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor

**Nesscliffe:**

Site Ref	SA Summary
NESS001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site, a Regionally Important Geological Site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS002	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. Furthermore, the site has tree preservation orders upon it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS003	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. Furthermore, the site has tree preservation orders affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS004	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, previous industrial or potentially contaminative use and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and the buffer zone of a wildlife site and ancient woodland. There are boundary trees with tree preservation orders. The site is classified as grade 3 agricultural land. Whilst flooding is identified as a constraint, the flood zone only impinges on the southern corner of the site. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site



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Site Ref	SA Summary
	is judged to be fair
NESS005	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. There are boundary tree preservation orders and the site is grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair/poor
NESS007	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair
NESS010	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS011	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
NESS012	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site within the buffer zone of a wildlife site and ancient woodland. The site is classified as grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives Overall sustainability of the site is judged to be fair
NESS013/10	Planning consent given subject S106

**Uffington:**

Site Ref	SA Summary
UFF003/09	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity

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	and the site is on grade 2 and 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be poor
UFF006/10	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives. Overall sustainability of the site is judged to be fair.
UFF006	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. It is negative for access to a primary school, all five amenities and facilities, landscape sensitivity (which is high), proximity to a Wildlife Site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Wem Place Plan**

**Wem:**

<b>Site Ref</b>	<b>SA Summary</b>
WEM001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space. The site scores positively for access to bus routes, flood risk and the potential to redevelop brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM003	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes and some types of open space, low flood risk and the potential to redevelop brownfield land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

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Site Ref	SA Summary
WEM007	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space. The site scores positively for access to bus routes and amenity green space, low flood risk and potential re-use of brownfield land. The site is well outside the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM008, 011, 027, 028, 034	The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM012	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and some types of open space. The site scores positively for access to bus routes and most types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
WEM013	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM014/R	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school, four out of the five amenities and facilities, flood risk and a previous land use. It is negative for access to a local park or garden and proximity to a Conservation Area. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
WEM014/R, 015/R	The Stage 2a assessment (sustainability appraisal) scores site WEM015 negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and the fact that approximately 30% of the sites is in flood zones 2 and 3. Site WEM014 scores negatively for access to some types of open space, together with potential impacts on the Conservation Area. Both sites score positively for access to bus routes and some types of open space. Site WEM014 is within the Development boundary and site WEM015 is adjacent. Both sites are East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of these sites for housing is judged to be poor.
WEM016/a	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.
WEM016/b	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and flood risk in the southern part of the site. The site scores positively for access to bus routes and some types of open space. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation

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Site Ref	SA Summary
	response. Overall sustainability of the site for housing is judged to be poor.
WEM030/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM031/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space. The site is not adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
WEM033	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

**Wem (Employment):**

Site ref	SA summary
ELR027	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes, low flood risk and the potential to redevelop brownfield land. However, the site is well outside the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR028	The Stage 2a assessment (sustainability appraisal) scores this site positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for employment is judged to be fair.
ELR029	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR030	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts agricultural land quality. The site scores positively for access to bus routes and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for employment is judged to be poor.
ELR031a	The Stage 2a assessment (Sustainability appraisal) scores the site positively for access to bus routes and access to open space and children's play area. The site is negative for 3 out of 5 of the key amenities, access to primary school and for the western tip being situated within a Conservation Area. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is thus judged to be fair.

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**Shawbury:**

Site ref	SA Summary
SHAW001	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Scheduled Ancient Monument, flood risk and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space, together with low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW003/R	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to Ancient Woodland and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW004	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW005	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to many types of open space and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW006	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space potential loss of best and most versatile land. There is a historic landfill on the southern edge of the site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.
SHAW009	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW010	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. Development of the site could result in the loss of best and most versatile agricultural land. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. Development of the site could help to address issues from a previous use of part of the land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.
SHAW012/09	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space and Primary Schools. The site just falls within the buffer zone of the Shawbury Moat SAM. The site scores positively for access to bus routes and one type of open space and for low landscape sensitivity. The site is a significant distance from the Development boundary. Overall sustainability of the site for housing is judged to be fair.

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**Myddle**

Site ref	SA Summary
MYD001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, a primary school and four out of the five amenities and facilities. It is negative for access to a local park or garden, proximity to a Scheduled Ancient Monument, Ancient Woodland and an historic landfill site, flood risk (part of the site) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Whitchurch Place Plan:**

**Whitchurch:**

Site Ref	SA Summary
WHIT002 and 004	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision, but is positive with regard to flood risk and broad landscape impact. Overall it is considered the site has an average sustainability.
WHIT005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.
WHIT006 and 045	The stage 2a (sustainability appraisal) assessment stage scored this site negatively for access to a bus service and to a local primary school. The site only scores positively on one of the five services and facilities criteria. Whilst the site score positively for flood risk and for broad landscape character sensitivity, it is considered that overall the site has a poor sustainability.
WHIT007	The Stage 2a (Sustainability Appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively with regard to access to a primary school. A small portion of the southern end of the site is within Flood Zone 2, and on broad landscape grounds the site scores positively. Overall the site is considered to have an average sustainability.
WHIT008	The stage 2a assessment (Sustainability Appraisal) is positive for access to a bus service, four out of the five community facilities, flood risk and landscape. There are no negative sustainability issues identified and overall the site is considered to have a good sustainability.
WHIT009	The stage 2a (sustainability appraisal) assessment scores this site positively on access to a local bus service, and to all five of

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	the services and facilities criteria. The site score negatively with regard to access to primary school provision, although the site is directly opposite the town's secondary school (Sir John Talbots) and the provision of land for new primary school provision is part of the overall proposal. The broad landscape sensitivity is considered to be low and none of the site is within a defined flood zone. The site has a neutral sustainability on the majority of the other sustainability criteria, although it scores negatively for its impact on the best and most fertile agricultural land, and is within 250m of a previous landfill site. However, overall the site is considered to have a high sustainability.
WHIT010	The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service (on Chester Road) and for four of the five services and facilities criteria. The site scores negatively for access to a primary school, but scores positively for flood risk and for its broad landscape sensitivity. Overall the site is considered to have positive sustainability.
WHIT012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, but is negative on access to all five of the recreation facilities/services. Whilst the assessment scores the site negatively for access to primary school provision, it is acknowledged that the site is directly adjacent to the Sir John Talbots Secondary School. The site is positive for flood risk and for broad landscape sensitivity and neutral on the majority of the other sustainability considerations. Because of the poor access to facilities, the site is considered to have poor sustainability.
WHIT014	The stage 2a (sustainability appraisal) site assessment scores this site positively on access to both primary school provision and a local bus service, as well as four of the five services and facilities. The site's broad landscape sensitivity is considered acceptable. The site scores neutrally on flood risk because part of the site is within flood zone 2. Overall the site is considered to have 'fair' sustainability mainly due to its close proximity to services and facilities.
WHIT015/R	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the four access to facility considerations. The site scores well in relation to flood risk and broad landscape sensitivity. The site scores negatively for its impact on the loss of amenity green space. The site is not considered to be in easy walking distance of a primary school. Overall the site is not considered to be sustainable.
WHIT016	The stage 2a (Sustainability Appraisal) stage scores this site positively for access to a local bus service (on Chester Road) and to four of the five facilities. It scores negatively for access to a primary school and for the potential impact on amenity green space. Overall the site is considered to be sustainable for access to services, but not for impact on flood risk and amenity.
WHIT021	The stage 2a site assessment (sustainability appraisal) is positive for access to bus services, but only on the Alport Road side of the site. The site scores well in relation to two of the five facilities criteria being within easy walking distance of amenity green space and children's play area. The site is not considered to be subject to flood risk or have significant landscape impact considerations. Overall the site is considered to have an average sustainability.
WHIT027/09	The stage 2a (sustainability appraisal) stage scores this site positivity for access to a local bus service and to one of the five facilities. The site scored negatively for its access to a primary school but in doing so it is acknowledged the town's current primary school provision is within 600meters of the site and, on balance, well related. The site scores neutrally for most of the other criteria, except impact on agricultural land where it scores negatively.
WHIT028/08 and 025	Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the five access to recreation facility considerations. The site scores well in relation to flood risk, but the northern part of the site

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	scored only moderately on landscape sensitivity. The site is not considered to be in easy walking distance of a primary school. Overall the site is considered to have poor sustainability.
WHIT029/09	The stage 2a (sustainability appraisal) scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.
WHIT030/09	The stage 2a (sustainability appraisal) assessment is positive for access to a bus service and for two of the five facilities. The site also scores positively for flood risk and broad landscape sensitivity. The site scores negatively for access to primary school, and is considered to be neutral on the majority of other sustainability criteria. Overall sustainability of the site is considered to be average.
WHIT033/10	The stage 2a (Sustainability Appraisal) process In terms of sustainability considerations the site scores well in terms of its relation to existing Primary School provision, bus services, open space, semi-natural green space and children's play area. The site has no identified flooding or drainage issues and has low sensitivity to landscape impacts and visual amenity. Overall the site is considered to have good sustainability.
WHIT034/10	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to all five of the recreation facilities. The site scores negatively for access to a primary school and for being within the buffer zone of both the town's conservation area and Scheduled Ancient Monument. The western extent of the site is also within semi natural open space. Overall, the site is considered to have a good sustainability in terms of its proximity to services.
WHIT036	The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively for access to a primary school and the site are within the buffer of a wildlife site (Greenfields Nature Reserve). The site scores positively for both its broad landscape sensitivity and its flood risk. Overall, in overall sustainability terms the site is considered to have an average score.
WHIT037	The Stage 2a (sustainability assessment) assessment scored the site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively in relation to its proximity to primary school provision, although it is acknowledged that land for a new primary school is being proposed as part of the scheme. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. Overall the site is considered to have an average/high sustainability.
WHIT038 and 032	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service. The eastern part of the site score positively on three of the five facilities whilst the western part of the site scores positively on two of the five. No part of the site scores positively for access to a primary school. All parts of the site score positively on landscape sensitivity and flood risk, but are negative on the impact on agricultural land (grade 2). Overall the site is considered to have an average sustainability.
WHIT039	The stage 2a (sustainability appraisal) assessment scored this site positively for access to a local bus service and to two of the five services and facilities. The site scored negatively with regards to pedestrian access to a primary school, but scores positively for flood risk and for broad impact on landscape sensitivity. Overall the site is considered to have an average sustainability.



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WHIT044	The stage 2a (sustainability appraisal) assessment scores this site positivity for access to a bus service, and with three of the five facilities (largely due to the sites close proximity to the Greenfields nature Reserve to the south). Overall, the site is considered to have an average sustainability.
WHIT046, 003, 003C/D	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision. The site scores positively for broad landscape sensitivity and for flood risk. The site generally scores neutrally for the other criteria, except impact on best and most versatile agricultural land. Overall the site is considered to have an average sustainability.
WHIT047	The stage 2a (sustainability appraisal) assessment scores this site positively for access a local bus services, primary school and to three of the five recreation facilities. The site also scores positively for the re-use of industrial land. Overall the site is considered to be in a sustainable location.
WHIT048	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a children's play area, a young person's recreational facility, proximity to a Wildlife Site, to an historic landfill site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
WHIT049	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a young person's recreational facility and proximity to an historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.
WHIT050	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and a previous land use. It is negative for access to a primary school, a local park or garden and a young person's recreational facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

**Whitchurch (Employment):**

Site Ref	SA Summary
ELR033	The stage 2a (sustainability appraisal) scores positively for access to a local bus service and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to be sustainable.
ELR034	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on international wildlife sites and high quality agricultural land. The site contains a former landfill (Broughall Landfill). The site scores positively for low landscape sensitivity and low flood risk. Overall sustainability of the site is judged to be fair.
ELR035	The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.
ELR036	The Stage 2A sustainability assessment saw the site score well for its links to public transport. The site was scored as having

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Site Ref	SA Summary
	low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. However, the site scored negatively for access to amenities which would be required for new housing, such as proximity to primary school provision (although land for a new primary school is being proposed as part of the scheme), and access to some types of open space. Overall sustainability of the site is judged to be fair.
ELR037	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on high quality agricultural land. The site contains a former landfill site. The local landscape has low sensitivity and the site benefits from low flood risk. Overall sustainability of the site for employment use is judged to be fair.
ELR038	The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on an international biodiversity designation (RAMSAR site). The site scores positively for low flood risk and may provide an opportunity to re-use previously developed land and address contamination from former uses.

**Ash Magna:**

Site Ref	SA Summary
ASHM003	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, location partly within a SSSI, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
ASHM004	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.
ASHM006	The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

**Prees:**

Site Ref	SA Summary
PRE002/R, 011, 012	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreation facilities. The site is considered to have a neutral impact on the continued use of informal or formal recreational space. The site is considered to have broadly positive landscape sensitivity. The western part of the site is within flood zone 3, although it is acknowledged that the proposed scheme does not include this part of the site for development. Overall the site is considered to have an average/high sustainability.
PRE004	The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, but negatively for

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Site Ref	SA Summary
	access to the local primary school as it is considered to be more than a 10 minute walk. The site also scores negatively on access to all five of the recreation facility criteria. The site is considered to have capacity in landscape terms for new development. Overall because of the poor pedestrian access to local facilities, it is considered this site has poor/average sustainability.
PRE005	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE006	The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes' walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.
PRE007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school and to two of the five recreation facilities. The site is not considered to impact negatively on local recreation amenities. The site is within the buffer zone of the village conservation area and on grade 2 agricultural land. Overall the site is considered to have an average sustainability.
PRE008	The stage 2a (sustainability appraisal) assessment score this positively for access to both a local bus service and primary school, and to one of the five recreation facilities. The site is partially within the conservation area and is within grade 2 agricultural land. There are TPO's on trees to the north of the site area. Overall the site is considered to have average sustainability.
PRE009	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, but scores negatively on access to all five of the recreational facilities. The site is within grade 2 agricultural land and is adjacent to the village conservation area. Overall, it is considered this site has poor/average sustainability.
PRE015	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a bus service and a primary school, but negatively for all five of the recreation facilities. The site sits within the buffer of the conservation area and the majority of the site is grade 2 agricultural land. Overall, because of the poor access to recreation facilities the site is considered to have poor/average sustainability.
PRE017	The stage 2a (sustainability appraisal) assessment scores this positively for access to a bus service, but negatively for access to the local primary school and all five of the recreation facilities. Whilst the site scores neutrally on a number of the other criteria, overall it is considered this site has poor sustainability.
PRE019/09	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreational facility criteria. The site is considered to have low landscape sensitivity and low flood risk. Overall the site's is considered to be of average/high sustainability.

**Prees Heath:**

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Site Ref	SA Summary
PH001	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH002	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. . It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH003	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. . It is negative for access to a primary school, all five amenities and facilities, proximity to a SSSI and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair
PH004	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation, presence of a group Tree Preservation Order and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor
PH005	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and landscape sensitivity (which is low). It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

**Prees Higher Heath:**

Site Ref	SA Summary
PHH010	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and all five amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.
PHH011	The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and all five amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

**Tilstock:**

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Site Ref	SA Summary
TIL001	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is considered to be within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL002 (incl. TIL006)	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. Around 60% of the site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.
TIL005	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL007	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.
TIL008	The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.

## Appendix H: Final Plan policies SA scoring matrices

<b>Policy MD1: Scale and Distribution of development</b>			
Further to the policies of the Core Strategy:			
4. Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the delivery of the development planned in the Core Strategy, including the amount of housing and employment land in Policies CS1 and CS2.			
5. Specifically, sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements identified in Schedule MD1.1, having regard to Policies CS2, CS3 and CS4 respectively and to the principles and development guidelines set out in Settlement Policies S1-S18 and Policies MD3 and MD4;			
Additional Community Hubs and Community Cluster settlements, with associated settlement policies, proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council, will be considered to be identified for the purposes of Policy CS4 and MD1.			

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	++	++	++	The policy demonstrates long term housing need across the whole of Shropshire, with the effects being direct and permanent.
3	++	++	++	A sufficient, long term supply of employment land to support economic development will be met. The deliverability of this employment land will be beneficial across Shropshire.
4	++	++	++	Encourages investment and new business opportunities across Shropshire
5	+	+	+	New development will link to existing transport infrastructure and the policy's strategic approach provides opportunities to coordinate development proposals with future public transport proposals
6	+	+	+	Sufficient land will be made available in accessible locations
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact

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SO	#			Commentary
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD2 Sustainable Design**

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

10. Achieve local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
11. Contribute to and respect locally distinctive or valued character and existing amenity value by:
  - iv. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
  - v. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
  - vi. Respecting, enhancing or restoring the historic context, such as the significance and character of any heritage assets, in accordance with MD13; and
  - vii. Enhancing, incorporating or recreating natural assets in accordance with MD12.
12. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
13. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDs handbook as set out in the Water Management SPD
14. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including:
  - i) Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
  - ii) providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play and recreation

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<b>Policy MD2 Sustainable Design</b>			
iii)	uses; ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.		
15. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.			
Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.			

SO	#			Commentary
	S	M	L	
1	++	++	++	Incorporate holistic design within new development to provide safe and useable outdoor spaces, which will benefit many communities across the county.
2	++	++	++	Provide high quality design principles which will respond positively within the area.
3	0	0	0	No significant impact
4	+	+	+	The policy will encourage high quality design which respects the character of its setting and contributes to visual amenity thus providing an attractive setting for potential investors.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	++	++	++	Open space requirement will ensure a provision of multifunctional open space which will be available for community recreational and cultural activities
8	+	+	+	Multifunctional outdoor open spaces
9	+	+	+	Requirements for good standards of sustainable design and construction will make a positive contribution to climate change resilience of an area and will promote the use of energy efficient, low carbon and renewable energy technologies.
10	++	++	++	The policy will incorporate SuDs as an integral part of design, which will help to help adapt to the impact of climate change, thus benefiting large areas of Shropshire
11	++	++	++	Requirement to respond positively to the local character and distinctiveness of an area, within all new design, as well as creating a positive sense of place. New designs will benefit large communities in a direct way across Shropshire.
12	++	++	++	The policy aims to respect and reflect existing historic context and heritage assets within all new design.
13	++	++	++	The policy will consider natural and semi natural features within the design process to help protect from harmful



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SO	#			Commentary
				development
14	+	+	+	Incorporate SuDs and holistic landscape design to enhance elements of the natural landscape including ponds, wetlands, and watercourses which will support the protection of Shropshire's water resources
15	0	0	0	No significant impact
16	+	+	+	The policy will consider flood risk management through SuDs and surface water drainage
17	0	0	0	No significant impact
18	0	0	0	No significant impact

### Policy MD3 Managing Housing Development

#### Delivering housing:

7. Residential proposals should be sustainable development that:

- iv. meets the design requirements of relevant Local Plan policies; and
- v. for allocated sites, reflects any development guidelines set out in the relevant settlement policy; and
- vi. On sites of five or more dwellings, includes a mix and type of housing that has regard to local evidence and community consultation.

#### Renewing permission:

8. When the proposals are for a renewal of planning consent, evidence will be required of the intention that the development will be delivered within three years.

#### Matching the settlement housing guideline:

9. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions exceeding the guideline, decisions on whether to exceed the guideline will have regard to:

- v. The degree by which the requirement is exceeded; and
- vi. The likelihood of delivery of the outstanding permissions; and
- vii. Evidence of community support; and
- viii. The benefits arising from the development; and
- ix. The presumption in favour of sustainable development.

Where a settlement housing guideline appears unlikely to be met by the end of the plan period, additional sites beyond the development boundary that accord with the settlement policy may be acceptable subject to the criteria in paragraph 3 above.

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SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	++	++	++	Future housing needs will be met across Shropshire, including the mix and type of housing. Design requirements to be met to ensure good quality standards of development.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**Policy MD4 Managing Employment Development**

Further to Policies CS14 and CS19, as part of the management of a portfolio of employment land and premises and to maintain a reservoir of available sites:

- i. Employment land and development will be delivered by permitting proposals that are sustainable development and:
  - i. are on committed or allocated sites (portfolio sites) identified in Policies S1 – S18 and on the Proposals Map; **or**
  - ii. are other suitable, small scale development sites; **and**
  - iii. comprise Class B or sui generis uses which include industrial or commercial employment opportunities;
  - iv. are operations which are compatible with adjoining uses;
  - v. satisfy the relevant settlement policy and accompanying development guidelines;
  
2. Proposals for alternative uses on portfolio sites which do not satisfy iii. above will only be acceptable where the applicant can also demonstrate that :
  - i. there are no other suitable development sites for the proposal;
  - ii. the development will provide significant employment opportunities or other significant benefits for the sustainability of the community;
  - iii. the development will not adversely affect the range and choice of employment sites in terms of location, quality, type and size.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	The policy will allow for a future supply of employment land to be provided throughout Shropshire to help sustain the economy.
4	++	++	++	Both regeneration opportunities and new employment sites will allow for future investment across Shropshire.
5	+	+	+	New development will link to existing transport infrastructure and the policy's strategic approach provides opportunities to coordinate development proposals with future public transport proposals

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SO	#			Commentary
6	+	+	+	New employment land will be focussed in accessible locations, reducing the need for people to travel.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD5 Sites for Sand and Gravel Working**

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the site identified on the Proposals Map and allocated in Schedule MD5a below;
2. Where monitoring demonstrates that the further controlled release of sand and gravel reserves is required, then the subsequent development of mineral working will be considered at the sites identified in Schedule MD5b below. Applications for earlier development of these sites will be considered on their merits. In considering any such application, particular regard will be paid to:
  - i. the need for minerals development to maintain an adequate and steady supply of sand and gravel consistent with the established production guideline;
  - ii. the need to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in a specific area, including through the imposition of output or timescale restrictions where these are necessary to reduce the potential for market oversupply and cumulative adverse environmental impacts;
  - iii. whether the early release of the site would enhance sustainability through meeting an identified local need.
3. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:
  - i. the proposal would meet an unmet need or would prevent the sterilisation of the resource; and,

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**Policy MD5 Sites for Sand and Gravel Working**

- ii. the proposal would not prejudice the development of the allocated sites; and,  
significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites, and would offer significant environmental benefits.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Sand and gravel working will support the Shropshire economy; by having permitted extraction sites, it will allow for development to take place. By imposing restrictions on mineral workings outside permitted areas, it will prevent any adverse economic impacts to permitted sites, thus supporting the need for sustainable economic development.
4	+	+	+	Sand and gravel working will support existing businesses by allowing for any needed expansions through improved infrastructure.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	++	++	++	Sand and Gravel working will allow for the efficient use of material resources. The policy will regard the need for mineral development, which will maintain an adequate and steady supply of sand and gravel where needed for development to take place

**Policy MD6 Greenbelt**

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**Green Belt**

6. In addition to meeting the general requirements that apply in the countryside as set out in Policies CS5 and MD7, development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt or harm its openness. Exceptions to this are:
- i. Limited infill development in identified Community Hubs or Clusters that accords with Policy MD3 and can demonstrate that it is sympathetic to the character of the settlement and the settlement policy, and in all other respects meets the policy tests set out in the Local Plan;
  - ii. Development, including changes of use, on previously developed sites providing the development is for employment or economic uses, defence uses, local community use or affordable housing; and the development enhances the site and its contribution to the landscape setting.

**Cosford**

RAF Cosford and museum are identified on the Proposals Map as a major developed site within the Green Belt in which additional development for military uses or redevelopment for economic uses would be appropriate as a major contributor to Shropshire's economy and as part of securing the future of Albrighton as a sustainable settlement.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any development must meet strict guidelines and show it is a necessity, meeting the needs of households. Development will be of good quality design that doesn't harm the Greenbelt.
3	+	+	+	Policy will support suitable economic development within the green belt, and RAF Cosford
4	+	+	+	Policy will allow for the diversification of the rural economy through the use of previously developed sites for employment use.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	Policy will restrict development in greenbelt areas, demonstrating it will not harm its openness, thus helping to enhance the amenity value
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	The policy aims to preserve and protect landscape and countryside by limiting development

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SO	#			Commentary
12	0	0	0	No significant impact
13	+	+	+	The policy will limit development which will indirectly protect ecosystems and habitats
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	+	+	+	The policy will protect agricultural land within the greenbelt, some of which may be best and versatile land.
18	0	0	0	No significant impact

**Policy MD7a Managing Housing Development in the Countryside**

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs, other relevant policy requirements and , in the case of market residential conversions, a scheme provides an appropriate mechanism for the re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;
2. Dwellings to house essential rural workers will be permitted if:-
  - a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise; and,
  - b. in the case of a primary dwelling to serve an enterprise without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling;

or,

  - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the business for the majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required.

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**Policy MD7a Managing Housing Development in the Countryside**

Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural enterprise may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.

4. In addition to the general criteria above, replacement dwelling houses will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. Replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed;
5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if:
  - a. the buildings are of permanent construction and have acceptable residential amenity standards for full time occupation; and,
  - b. the dwellings are restricted as affordable housing for local people; or,  
the use will preserve heritage assets that meet the criteria in Policy CS5 in relation to conversions and an affordable housing contribution is made in line with the requirements set out in Core Strategy Policy CS11.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	The policy will provides housing where it is deemed necessary for countryside and rural workers
3	0	0	0	No significant impact
4	+	+	+	Policy will support the existing rural economy, by providing an attractive setting for workers
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	++	++	++	Development will be strictly controlled within the countryside, thus protecting the Shropshire landscape
12	++	++	++	Preserves historic buildings and cultural heritage
13	++	++	++	Protects the natural environment through controlling future development
14	+	+	+	The policy aims to manage future development, which will protect the countryside and thus indirectly protecting water resources
15	0	0	0	No significant impact



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SO	#			Commentary
16	0	0	0	No significant impact
17	+	+	+	The policy aims to manage future development, which protects agricultural land, some of which may include the county's best and most versatile land.
18	0	0	0	No significant impact

**Policy MD7b Managing Other Development in the Countryside**

Further to the considerations set out by Core Strategy Policy CS5:

1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission;
2. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless they are in accordance with Policies MD2 and MD13. Any negative impacts associated with the potential loss of these buildings, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development;
3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
  - a. Required in connection with a viable agricultural enterprise and is of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise that it is intended to serve;
  - b. Well designed and located in line with CS6 and MD2 and where possible, sited so that it is functionally and physically closely related to existing farm buildings;

and,

There will be no unacceptable impacts on environmental quality and existing residential amenity.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Allows for re-use, replacement and conversion of buildings to provide sufficient quality housing where needed
3	+	+	+	Allows for new agricultural development where needed which helps to promote economic development
4	+	+	+	Policy will support the need for existing agricultural businesses to expand and diversify, where it is deemed necessary

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SO	#			Commentary
				for the required enterprise.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	Policy will protect landscapes by restricting by preventing loss of valued buildings
12	+	+	+	Policy will protect landscapes by restricting by preventing loss of historic buildings
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

### Policy MD8 Infrastructure Provision

#### Existing Infrastructure

4. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable;
5. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land;

#### New Strategic Infrastructure

6. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:
  - x. Residential and other sensitive neighbouring land uses;
  - xi. Visual amenity;
  - xii. Landscape character and sensitivity, including impacts on sensitive skylines;
  - xiii. Recognised natural and heritage assets and their setting, including the Shropshire Hills AONB (Policy MD12);
  - xiv. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11);
  - xv. Noise, air quality, dust, odour and vibration;
  - xvi. Water quality and resources;
  - xvii. Impacts from traffic and transport during the construction and operation of the infrastructure development;
  - xviii. Cumulative impacts.

Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package.

5. The following infrastructure specific criteria will also apply:

#### *Renewable Energy Infrastructure*

- iv. In the case of wind energy proposals, particular attention will also be paid to the potential for adverse impacts on the safe operation of military and civilian aircraft, impacts on telecommunications equipment and to potential adverse impacts from shadow flicker, amplitude modulation and electro-magnetic interference;
- v. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will also be paid to the potential for opportunities to recover heat and power;

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<b>Policy MD8 Infrastructure Provision</b>				
vi. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, water quality and fish stocks;				
<i>Other New Infrastructure</i>				
v. In the case of water treatment infrastructure, particular attention will also be paid to impacts on water quality in the local river catchment and impacts on the sewerage network;				
<i>Monitoring and Decommissioning</i>				
vi. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;				
vii. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;				
viii. Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.				

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	++	++	++	Requirement to support new infrastructure, encourage investment and support existing businesses
5	+	+	+	Offers opportunity to support and expand existing infrastructure
6	+	+	+	Supports provision of telecommunications infrastructure which enables home working and reduces the need to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	++	++	++	Supports renewable energy infrastructure, reducing the contribution to climate change
10	0	0	0	No significant impact
11	++	++	++	Protects landscape character from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on landscape character
12	++	++	++	Protects historic environment from adverse impacts of infrastructure development, through requiring proposals to

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SO	#			Commentary
				consider and mitigate their impact on the historic environment
13	++	++	++	Protects natural environment from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on natural environment
14	++	++	++	Protects water quality from adverse impacts of infrastructure development, through requiring proposals to consider and mitigate their impact on water quality
15	+	+	+	New infrastructure should give consideration to the potential adverse impact on air quality
16	++	++	++	Supports new water management infrastructure which is likely to reduce the risk of flooding
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD9 Protecting Employment Areas**

1. Existing employment areas shown on the Policies Map will be protected for Class B and appropriate sui generis employment uses in accordance with the significance of the site using the guidance in Table MD9.1 to:
  - i. safeguard key employers, local businesses and employment opportunities;
  - ii. provide development opportunities for business start-up, growth and inward investment to support the portfolio of employment land and premises in Policy MD4;
  - iii. contribute to the range and choice of employment land and premises in Shropshire;
2. Existing employment areas not shown on the Proposals Map may also be protected for Class B and sui generis uses. Protection of sites not currently identified will be proportionate to the significance of the employment area in the hierarchy in Table MD9.1 to be determined against criteria 1i – 1iii above;
3. Planning consent for Class B or sui generis employment uses will be renewed where the new proposals continue to accord with the significance of the employment area in the hierarchy in Table MD9.1;
4. Protection of existing employment areas from alternative uses will be proportionate to the significance of the employment area in the hierarchy of existing employment areas in Table MD9.1 in relation to the:
  - i. availability of other suitable development sites in the settlement or suitable sites on lower tier employment areas in the settlement or in rural locations;
  - ii. effect of the redevelopment on the quality, character and critical mass of the existing employment area, **and**;
  - iii. impact on the range and choice of employment land and premises in terms of location, quality, type and size;
  - iv. business case for the proposed use including location, accessibility, commercial environment, trade links to suppliers and access for customers and employees;
  - v. potential for conflict with neighbouring uses on or adjacent to the proposed use especially the effect on key employers;
5. Where proposals for alternative uses would lead to the loss of the protected employment area, evidence of appropriate marketing over a sustained period will be required to demonstrate that the land or premises are no longer commercially viable for the preferred uses firstly, for that tier of the hierarchy of employment areas or sequentially for uses of a type and quality suited to lower tiers of the hierarchy in Table MD9.1.

SO	#			Commentary
	S	M	L	

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SO	#			Commentary
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	Policy aims to protect employment land, to help maintain an appropriate supply, through location type and size, which will support sustainable economic development across Shropshire.
4	++	++	++	Policy will encourage new investment opportunities and encourage new business growth, which will help to encourage the diversification of the rural economy,
5	0	0	0	No significant impact
6	+	+	+	Policy will support new development opportunities, as well as the choice of location and accessibility for new business premises across Shropshire.
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	+	+	+	Renewal of existing an employment use on land which has previously been developed, which help to ensure the efficient use land and materials

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**Policy MD10a Managing Town Centre Development**

1. Further to CS15 Town Centres, Primary Shopping Areas and Primary and Secondary Frontages are identified on the Proposals Map in accordance with the following categories of centre:

<i>Category 'A':</i> Settlements with Town Centres	Bishop's Castle, Craven Arms, Church Stretton, Cleobury Mortimer and Highley
<i>Category 'B':</i> Settlements with Town Centres and Primary Shopping Areas	Albrighton, Broseley, Bridgnorth, Ellesmere, Ludlow, Market Drayton, Shifnal, Wem and Whitchurch
<i>Category 'C':</i> Settlements with Town Centres and Primary Shopping Areas including Primary and Secondary Frontages	Oswestry and Shrewsbury

2a. In Category 'A' Centres:

- i. There is a presumption in favour of proposals for main town centre uses within the defined Town Centre.
- ii. Proposals for non-town centre uses within the Town Centre will be considered acceptable where they would not undermine the vitality and viability of the town centre.

2b. In Category 'B' Centres:

- i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas
- ii. Other main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.
- iii. Proposals for non-town centre uses in Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre
- iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre

2c. In Category 'C' Centres:

- i. Within the Primary Frontage changes of use away from retail (A1) within ground floor premises will be resisted unless the proposal is for a main town centre use which would maintain and active and continuous frontage; would not result in an over concentration or undue dominance of non-retail uses; and evidence is submitted of an appropriate and sustained marketing campaign promoting the premises for retail (A1) use.



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<b>Policy MD10a Managing Town Centre Development</b>				
<p>ii. Within the Secondary Frontage other main town centre uses will be acceptable where they would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.</p> <p>iii. Proposals for non-town centre uses in Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre</p> <p>iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.</p> <p>In other settlements the preferred location for main town centre uses will be within or on the edge of a recognised high street or recognised village centre, and should be consistent with the relevant Settlement Strategy identified in Policies S1-S18 or a Neighbourhood Plan or Community Led Plan where one is adopted.</p>				

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	++	++	++	Presumption in favour of retail proposals and town centre uses, which helps to encourage new investment
5	0	0	0	No significant impact
6	+	+	+	New retail development is to be focussed within town centres, which are considered accessible locations due to the existing infrastructure
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	New development which is not retail use will be resisted to help maintain a continuous frontage within the town centre, which helps preserve the distinctiveness of historic market towns
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**Policy MD10b Impact Assessment for Town and Rural Centres**

1. To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire’s town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:
- i. Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and
  - ii. Are not in accordance with the area’s settlement strategy; and
  - iii. Have a gross floor space above the following thresholds:
    - a) Shrewsbury – 500sqm;
    - b) Principal Centres (identified in CS15) – 300 sum;
    - c) District Centres (identified in CS15) and other rural centres – 200 sum.

The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Allow for new business opportunities without impacting on the vitality of town and rural centres across Shropshire, helping to promote a sustainable economy
4	+	+	+	Allows for new investment without having adverse impact on existing businesses
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	+	+	+	Allowing for new development without adversely affecting existing townscapes
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact

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15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD11 Tourism facilities and visitor accommodation**

1. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies CS5, CS16, MD7, MD12, MD13 and relevant local and national guidance;
2. All proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation.

**Canal side facilities and new marinas:**

3. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported;
4. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development;
5. The Policies Map identifies the canal lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.

**Visitor accommodation in rural areas:**

6. Further to the requirements in Policy CS16, proposals for new and extended touring caravan and camping sites should have regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site;
7. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside and in addition (to 6), schemes should be landscaped and designed to a high quality;
8. Holiday let development that does not conform to the legal definition of a caravan will be resisted in the countryside following the approach to open market residential development in the countryside under Policy CS5 and MD7;
9. For existing static caravan, chalet and log cabin sites in areas of high flood risk positive, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development;
10. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites;

To retain the economic benefit to the visitor economy the Council will apply appropriate conditions to restrict applications for visitor accommodation to tourism uses. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy MD7.

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SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	++	++	++	Supports tourism and leisure facilities within the Shropshire economy and retains existing economic benefits
4	+	+	+	Supports the diversification of the rural economy
5	0	0	0	No significant impact
6	+	+	+	Focussing canal side development in accessible locations will help to reduce the need for people to travel.
7	++	++	++	Support for tourism, leisure and recreation promotes participation in a range of recreational and cultural activities
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	++	++	++	Policy aims to mitigate the impact of proposals on the visual quality of the area. Proposals within an AONB will have regard for landscape impact and mitigation to help preserve the character of Shropshire's distinct landscape.
12	+	+	+	Policy aims to mitigate the impact on cultural and historical assets
13	+	+	+	Policy aims to mitigate the impact on biodiversity networks through the restriction of development on the canal side
14	+	+	+	Visitor accommodation will have significant regard to environmental impacts, which will help to protect water resources
15	0	0	0	No significant impact
16	+	+	+	Static caravan, chalet and log cabin sites in areas of high flood risk encouraged to relocate to lower risk areas
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD12 Natural Environment**

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In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the conservation, enhancement and restoration of Shropshire's natural assets will be achieved by:

3. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following:

- xii. the special qualities of the Shropshire Hills AONB;
- xiii. locally designated biodiversity and geological sites;
- xiv. priority species;
- xv. priority habitats
- xvi. important woodlands, trees and hedges;
- xvii. ecological networks
- xviii. geological assets;
- xix. visual amenity;
- xx. landscape character and local distinctiveness.

In these circumstances a hierarchy of mitigation then compensation measures will be sought.

2. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition.

3. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Sustainable tourism relies on a high quality natural environment
4	+	+	+	Through the preservation of natural assets, an attractive setting can be maintained, which may help to encourage future investment within the area.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	Support will be given to development which provides a positive contribution towards the amenity value of Shropshire's countryside. Support will be given to development which demonstrates clear social benefits.
8	0	0	0	No significant impact
9	0	0	0	No significant impact

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SO	#			Commentary
10	+	+	+	Linking existing habitats increases the ability of species to move in response to climate change
11	++	++	++	Policy aims to conserve and enhance Shropshire's natural assets and respect the character and distinctiveness of the landscape through controlling future development proposals.
12	0	0	0	No significant impact
13	++	++	++	Policy aims to conserve and protect ecosystems from any adverse impacts and supports proposals which have a positive impact on biodiversity and geological interests.
14	+	+	+	Policy aims to conserve and protect water resources from harmful pollutants through the monitoring of development
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**Policy MD13: Historic Environment**

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be conserved, sympathetically enhanced and restored by:

4. Ensuring that proposals which are likely to either directly or indirectly affect the significance of a heritage asset, including its setting, are accompanied by a Heritage Assessment.
5. Ensuring that the social or economic benefits of a development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset, or its setting, taking into account the degree of harm, the importance of the asset and any potential beneficial use of the asset. Where such proposals are permitted, measures to offset and record the loss of significance to the heritage asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.

Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Conservation and enhancement of historic assets contributes to sustainable tourism which is an important element of the Shropshire economy. However, the effect is likely to be relatively limited.
4	+	+	+	Preserving cultural and historical assets will help to maintain an attractive setting, which may in turn encourage future investment.
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	+	+	+	Heritage assets provide cultural and spiritual opportunities for small groups of people throughout Shropshire
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	++	++	++	Preserves the distinctiveness of Shropshire's historic market towns and the historic element of landscape character
12	++	++	++	Protects the historic environment throughout Shropshire from significant adverse impacts of development
13	0	0	0	No significant impact
14	0	0	0	No significant impact



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SO	#			Commentary
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD14 Waste Management Facilities**

1. Further to Policy CS19, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire’s natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:

- iii. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts;
- iv. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network;

2. In the case of specific types of waste management facility, the following criteria will also apply:

- vi. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
- vii. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
- viii. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
- ix. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will not be permitted unless it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan;

Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact

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SO	#			Commentary
4	+	+	+	Will support existing waste management businesses
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	++	++	++	Will protect the natural environment from adverse impacts
12	++	++	++	Controlled development will limit the historic environment from adverse impacts
13	++	++	++	Requirement to control adverse impacts on natural environment protects bio- and geo-diversity
14	++	++	++	Requirement to control adverse impacts on natural environment protects water resources
15	++	++	++	Requirement to control adverse impacts on natural environment protects air quality
16	0	0	0	No significant impact
17	+	+	+	Restriction on spreading of wastes to land reduces risk of contamination and protects soil quality
18	++	++	++	Promotes use of waste as a resource which reduces need for primary aggregates

**Policy MD15 Landfill and Landraising Sites**

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - iv. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - v. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency';
  - vi. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
  
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
  - v. Comply with relevant water management and water resource protection policy requirements;
  - vi. Demonstrate to the satisfaction of the WPA that the need for the facility outweighs any adverse environmental impacts which the proposal is likely to cause;
  - vii. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
  - viii. Comply with other relevant policies of the Development Plan.
  
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - vi. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
  - vii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - viii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - ix. A Reclamation Plan;
  - x. Provision for a 5 year period of aftercare;

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact

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SO	#			Commentary
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	Support for recycling and recovery facilities before landfill and landraising, and support for recovery of energy from landfill gas, will reduce use of other forms of energy
10	0	0	0	No significant impact
11	+	+	+	Any proposals for new landfill facilities will show a definitive need and include restoration measures to prevent any adverse impacts to the landscape
12	+	+	+	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect the historic environment
13	+	+	+	The requirements that the need for the facility outweighs any adverse environmental impacts, and for satisfactory restoration proposals, will protect bio- and geo-diversity.
14	+	+	+	Proposals are required to comply with relevant water management and water resource protection policy requirements
15	+	+	+	Requirement to make provision for the management and control of landfill gas protects air quality
16	0	0	0	No significant impact
17	+	+	+	The policy will reduce the quantity of contaminated land through the use of existing landfill sites and measures for restoring the landscape.
18	+	+	+	Efficient use of land supported through emphasis on landfill and landraising only being permitted where no other viable alternative form of waste management higher up the waste hierarchy is available or practicable

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**Policy MD16 Mineral Safeguarding**

5. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be granted unless:
- iv. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
  - v. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
  - vi. The development is exempt as set out in the supporting text below.
6. Consistent with the requirements of Policy MD8, applications for non-mineral development within the identified buffer zone surrounding identified mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
- iii. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
  - iv. That the identified facilities are no longer required or that viable alternative facilities are available.

MSA boundaries and protected mineral transport and processing facilities are identified on the Policies map and insets. The buffer zones which will apply to protected resources and facilities are identified in the explanatory text below.

7. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;

Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	+	+	+	Ensures mineral working able to continue to support Shropshire's economy
4	+	+	+	Safeguarding mineral resources supports existing extraction industry
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact

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SO	#			Commentary
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**Policy MD17 Managing of Mineral Development**

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - ix. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - x. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - xi. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - xii. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy CS6);
  - xiii. Effects on surface waters or groundwater and from the risk of flooding (Policy CS18);
  - xiv. Effects on ecology and the potential to enhance biodiversity;
  - xv. The method, phasing and management of the working proposals;
  - xvi. The extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;

Where necessary, output restrictions may be imposed to make a development proposal environmentally acceptable;
7. Mineral working proposals should include details of the proposed method, phasing, long term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - vi. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
  - vii. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - viii. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - ix. A Reclamation Plan;
  - x. Provision for a 5 year period of aftercare;

Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site;
8. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the



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**Policy MD17 Managing of Mineral Development**

protection of water resources;

9. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured;
10. A flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to work locally distinctive building and roofing stone consistent with the objectives of Policy MD2;
11. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
  - v. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
  - vi. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
  - vii. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
  - viii. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.

Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	0	0	0	No significant impact
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	New mineral development to be located near Primary Route Networks, making use of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact

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SO	#			Commentary
11	+	+	+	Policy demonstrates that any potential adverse impacts on the natural environment will be controlled helping to preserve Shropshire's distinct landscape
12	+	+	+	Policy demonstrates that any potential adverse impacts on the historic environment will be satisfactorily controlled and will be sensitive towards any archaeological and heritage assets
13	+	+	+	Policy will give weight to protecting ecological assets and provide measures to enhance biodiversity networks
14	+	+	+	Adverse impacts on surface water and groundwater will be limited. Policy also considered long term management and maintenance of the land which controls the protection of water resources.
15	+	+	+	Protects against adverse environmental impacts including noise, dust and vibrations
16	+	+	+	Development will only be supported where there are measures in place to protect against the risk of flooding to people and the surrounding landscape
17	+	+	+	Measure to limit impacts regarding derelict and contaminated land
18	0	0	0	No significant impact

## Appendix I: Final Plan site assessment SA summaries

These tables show all of the sites, both promoted and allocated, which were new after the revised preferred options stage

### **Church Stretton**

Site Ref	SA Summary
ELR078	The Stage 2a assessment is positive for access to 3 out of the 5 facilities and amenities and landscape sensitivity (which is low). It is negative for access to a local park or garden and amenity green space, proximity to the Coppice Leasowes Local Nature Reserve and flood risk. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be fair.

### **Market Drayton area: Stoke Heath**

Site Ref	SA Summary
STOK001	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to all five key amenities and access to a primary school. The site is assessed as being Grade 4 land, with the eastern corner assessed as being Grade 3. The site scores neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
STOK002 (STH001)	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to a primary school and all five key amenities. The site is wholly Grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives. The overall sustainability of the site is judged to be fair.
STOK003 (STH002)	The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity, flood risk and the site being within an area of previous industrial or contaminative use. It scores negatively for access to all five key amenities and access to a primary school. The site is mainly grade 4 and non-agricultural land, with the south western corner of the site assessed as being Grade 3. The site is neutral for all other sustainability appraisal objectives, The overall sustainability of the site is judged to be fair.

### **Oswestry area: Oswestry**

Site Ref	SA Summary
OSW068sd	The Stage 2a assessment (sustainability appraisal) is positive for access to green space and flood risk. The site is negative for 4 out of the 5 key amenities, access to primary school and bus transport. The site is also situated upon grade 3 agricultural land. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

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**Whitchurch area: Whitchurch**

Site Ref	SA Summary
WHIT052sd	Stage 2a assessment (sustainability appraisal) is positive for 1 out of the 5 key amenities. The site is negative for access to local bus services, access to primary schools, 4 out of the 5 key amenities and being on grade 3 agricultural lands. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

**Prees**

Site Ref	SA Summary
PRE022sd	The Stage 2a assessment (sustainability appraisal) is positive for access to local bus services, access to primary school, 2 out of the 5 key amenities and low level landscape sensitivity. The site is negative for 3 out of the 5 key amenities; part of the site is on the buffer of a Conservation Area and is in flood zones 2 and 3. The site is neutral for all other sustainability objectives. The site is therefore assessed as being fair.

## Appendix J: Hubs and Clusters SA scoring matrices

### Bishops Castle

#### **S2.2 (vi) Abcott, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)**

This group of 6 smaller settlements (which do not have development boundaries) is a community cluster where development will be expected to deliver an additional 15 dwellings over the prior to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future residential development will be providing good quality housing for the local communities
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development could be focussed in areas where there is already existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development would be aware of Scheduled Monuments and Ancient Woodland in the area, subject to policy considerations
13	0	0	0	Any future development would be aware of Designated sites within some of these clusters, subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Future development will take account of higher risk flood zones within some settlements and will consider options to reduce potential flood risk, subject to policy considerations
17	0	0	0	Any proposed development will take account of Grade 2 and 3 agricultural land and will aim to protect this land subject to policy considerations
18	0	0	0	No significant impact

#### **S2.2 (v) Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington**

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The settlements of Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington are a Community Cluster within Chirbury and Brompton Parish where development by infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 20 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	New housing development will help meet housing need in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus routes through some of the clusters will allow for the use of existing transport, helping to encourage modes of sustainable transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development proposals should take account of Scheduled monuments in the surrounding area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Any future development proposals should take account of grade 2 and 3 agricultural land in the surrounding area and development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

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**S2.2(i) Bucknell**

Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing development in the area will meet community needs and aspirations to provide good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus routes run through Bucknell allowing any future residential development to exploit this existing transport infrastructure
6	+	+	+	Bucknell is seen as an accessible location in terms of access to public transport and key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development will look to preserve Scheduled Ancient Monuments in the area, subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development will consider options for reducing flood risk, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S2.2 (ii) Chirbury**

Chirbury is a Community Hub with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing development will aim to meet community housing needs and aspirations to provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Future development could be located within reasonable access to existing bus routes, thus exploiting existing transport infrastructure
6	+	+	+	New development would be focussed within an accessible location where there are existing bus routes and community facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development would seek to conserve the Scheduled Ancient Monument at Chirbury Farm, subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development would consider options for reducing flood risk, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S2.2 (iii) Clun**

Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future development will demonstrate housing needs have been met and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Clun has regular bus routes through the area, allowing any future development to exploit existing transport infrastructure
6	+	+	+	Clun has access to public transport and key services, allowing any development to be focussed in an accessible location
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Clun catchment area has a high landscape sensitivity and any future development would respect this, subject to policy considerations
12	0	0	0	Any future development will respect and preserve the Scheduled Monuments within the area, subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development will seek to minimise flood risk, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (vii) Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone**

The settlements of Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone within Worthen with Shelve Parish are a Community Cluster where development by infilling and

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conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing development will help provide good quality housing and meet future housing need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus services provide access to existing transport infrastructure encouraging the use of more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development proposals should be aware that landscape sensitivity in many of the clusters is considered to be high and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should take account of Scheduled Monuments situated in the area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (iv) Lydbury North**

Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact

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2	+	+	+	Future housing development will meet community needs and aspirations
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	Any development will be focussed in an area where there are services and facilities which will help to support the community
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development will respect the Conservation Areas and World Heritage Sites situated within the area, subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (ix) Wentnor and Norbury**

The housing guideline for the Cluster is around 25 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future residential development will meet community needs and aspirations to provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact

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5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	Any future development should be aware that there are Designated wildlife sites to the south east and south west of Wentnor. Any development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development to be aware of high risk flood zones to the west of Wentnor and provide options to reduce the risk of potential flooding, subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (viii) Snailbeach, Stiperstones and Pennerley**

The housing guideline for the Cluster is around 15 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future development would meet the housing needs of the area to provide a sufficient quantity of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	New development is likely to be located within reasonable access to existing bus routes, thus exploiting existing

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				transport infrastructure
6	+	+	+	New development would be built within an accessible location where there are existing bus routes and community facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development would recognise the need to conserve Scheduled Monuments, subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

**S2.2 (x) Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.**

The housing guideline for the Cluster is around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development within the area will help to provide good quality housing and meet future housing need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport infrastructure in the form of buses may help to encourage a shift towards more sustainable forms of transport

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6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development proposals should be aware of high landscape sensitivity around many of the clusters and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development proposals should take account of flood zones 2 and 3 to the south east of Worthen and Brockton would seek to reduce the potential risk of flooding subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Bridgnorth

### **S3.2 (iii) Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett**

The settlements of Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett are a Community Cluster in Morville Parish where development by infilling, conversions and small groups of dwellings may be acceptable on suitable sites, with a housing guideline of around 15 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will demonstrate housing and community needs through good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Future development in Morville can exploit existing transport infrastructure through the provision of regular bus services
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

### **S3.2 (i) Ditton Priors**

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Ditton Priors is a Community Hub with a housing guideline of around 26 additional dwellings over the plan period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will meet future housing and community need to provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will have access to bus services within the area
6	+	+	+	Future development will have access to key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	Any future development will take account of Designated Wildlife Sites within the area and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S3.2 (ii) Neenton**

Neenton is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with housing guidelines of around 7 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future development will aim to meet community housing needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Neenton has access to regular bus services and is able to exploit existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	Any development should be aware of Conservation Areas within the surrounding area and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Cleobury Mortimer

### S6.2(ii): Hopton Wafers and Doddington

Hopton Wafers and Doddington are a Community Cluster where sensitive, limited growth will help to meet local housing needs.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help support housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Public transport within both the settlements will help to encourage more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Doddington is situated within a highly sensitive landscape and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	Wildlife sites are located to the east of Doddington and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(i): Kinlet, Button Bridge, Button Oak**

Kinlet, Button Bridge and Button Oak are a Community Cluster which will have growth of around 30 new dwellings up to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular public transport runs through all three settlements, which could help to encourage a shift towards more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Button Oak and Button Bridge are situated within an area of Ancient Woodland and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(iii): Oreton, Farlow and Hill Houses**

Oreton, Farlow and Hill Houses are a Community Cluster where development by limited infilling of small, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 12 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will aid housing growth and help to meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Public transport in all of these settlements is limited
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development will be aware of Ancient woodlands which are located in Farlow and development would seek to conserve subject to policy considerations
13	0	0	0	Any development will be aware of a designated Wildlife site buffer zone located at Hill Houses and to the north west of Oreton and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(iv): Silvington, Bromdon, Loughton and Wheathill**

Silvington, Bromdon, Loughton and Wheathill are a Community Cluster where limited infill development of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions on suitable sites may be acceptable, with housing guidelines of around 12 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential growth will aid housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	The settlements of Loughton and Bromdon are both situated within a highly sensitive landscape area and development would seek to conserve subject to policy considerations
12	0	0	0	For any development taking place, it should be made aware that a Scheduled Ancient Monument is located at Silvington and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs through the settlement of Silvington and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S6.2(y): Stottesdon, Chorley and Bagginswood**

Stottesdon, Chorley and Bagginswood are a Community Cluster providing limited future housing growth of approximately 12 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Land to the south of Stottesdon has been assessed as being Grade 2 agricultural land and development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

## Craven Arms

**S7.2(ii) Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great/Little) Sutton, Westhope**  
The named settlements in Diddlebury Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing. Each settlement is expected to deliver around 5 additional dwellings (but not exceeding 10 dwellings) on suitable small sites or through conversions in the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will help to support future housing growth
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity through Middlehope and Westhope and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware that the higher risk flood zone 3 runs to the south of Corfton, west of Peaton and Broncroft and through Little and Great Sutton. Any development would seek to conserve subject to policy considerations
17	0	0	0	Any development should be aware that much of the land in the Diddlebury parish is classed as grade 2 and 3 agricultural land. Any development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

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**S7.2(i) Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak**

The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will help to support housing growth in this cluster
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should take account of the sensitivity high landscape in the area and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Any future development should take account that some of the settlements are situated on grade 2 and 3 agricultural land. Any development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact



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**S7.2(iii) Stoke St Milborough, Hopton Cangeford, Cleestanton, Cleedownton**

The named settlements in Stoke St Milborough are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 10 additional dwellings in the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will aim to support future housing growth in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Development at Cleedownton can exploit existing transport infrastructure, as there is access to existing public transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place in Stoke St Milborough should take account of the high landscape sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Any development that takes place should be aware that the agricultural land in this area has been classed as grade 2 and 3. Any development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

## Ellesmere

### S8.2(i): Cockshutt

Cockshutt is a community hub with a housing guideline of around 50 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular transport links through the area will allow for the continued use and exploitation of existing transport infrastructure
6	+	+	+	Future development will be located in an accessible location with access to some key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(iii): Dudleston and Street Dinas Cluster**

The settlements of Dudleston and Street Dinas are a Community Cluster where development by limited infilling and conversions may be acceptable on suitable sites, with a housing guideline of around 10 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth in the area by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Development should take account of the Ancient Woodland situated within Dudleston. There is also a Scheduled Ancient Monument buffer zone around all of Dudleston. Development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(ii): Dudleston Heath / Elson**

Dudleston Heath / Elson are a community hub with a housing guideline of around 40 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular transport links through both of these settlements will allow for the continued use of public transport and encourage more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Development should take account of the Scheduled Ancient Monument to the north of Dudleston Heath and would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(iv): Tetchill, Lee and Whitemere Cluster**

The settlements of Tetchill, Lee and Whitemere are a Community Cluster where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map. The housing guideline across the Cluster is around 20 dwellings.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth by providing good quality housing to meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Regular public transport runs near to the settlement of Whitemere only
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Land to the east of Tetchill has been assessed as being highly sensitive and development would seek to conserve subject to policy considerations
12	0	0	0	Land to the east of Lee is classed as Ancient Woodland and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Land assessed as being flood zone 3 runs to the east of Tetchill and development would seek to conserve subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(y): Welsh Frankton, Perthy, New Marton and Lower Frankton Cluster**

The settlements of Welsh Frankton, Perthy, New Marton and Lower Frankton are a Community Cluster where development by infilling, and conversions may be acceptable on suitable sites. The housing guideline across the Cluster is around 30 dwellings.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will support housing growth in these settlements by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Regular bus links run through the settlement of Welsh Frankton allowing for the continued use of public transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Development should take account of the land in the southern area of Lower Frankton which has been assessed as being highly sensitive and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S8.2(vi): Welshampton and Lyneal Cluster**

The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 additional dwellings in Lyneal.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth and support community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Regular public transport runs through the settlement of Welshampton allowing for the continued use of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Welshampton is situated within and the western edge of Lyneal is located within a 1km buffer zone for a Special Area of Conservation
12	0	0	0	Development should be aware that there is a Scheduled Ancient Monument located in the settlement of Welshampton and would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Land to the south of Lyneal is assessed as being flood zone 3 and options to reduce risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Ludlow

### S10.2(i): Burford

Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 40 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth in the area and provide the community with good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport allows for a continued shift towards sustainable forms of transport
6	+	+	+	Access to key services and amenities mean future development will be focussed in an accessible location
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S10.2(ii): Clee Hill**

Clee Hill is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport will allow for a shift towards more sustainable forms of transport
6	+	+	+	Existing amenities will allow development to take place in accessible locations
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place should be aware that Clee Hill is situated on highly sensitive landscape and efforts to conserve the landscape will be made subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	Any development that takes place should be aware that Clee Hill has designated wildlife sites which should be conserved subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S10.2(iii): Onibury**

Onibury is a Community Hub with a housing guideline of around 25 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and provide good quality housing for the local community
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing access to public transport networks will allow for the continued use of sustainable forms of transport
6	+	+	+	Access to key services and amenities mean development will be focussed in an accessible location
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development that takes place should be aware that part of Onibury is situated within a Conservation area and efforts to conserve this should be made subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the south west of Onibury and efforts to reduce the potential risk to flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Market Drayton

### S11.2(i) Adderley

Adderley is a Community Hub with a housing guideline of around 14 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for future housing and community need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	+	+	+	Access to some key services such as primary schools and sports facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Future development should be aware of Scheduled Ancient Monuments in the area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(x) Bletchley, Longford, Longslow and Moreton Say**

The settlements of Bletchley, Longford, Longslow and Moreton Say are a Community Cluster providing limited future housing growth of approximately 20 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for housing growth within this cluster
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure in Bletchley could help support future housing growth in this settlement
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(ii) Cheswardine**

Cheswardine is a Community Hub with a housing guideline of around 11 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will provide for community needs through good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any development will be built in an area where there is existing public transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(iii) Childs Ercall**

Childs Ercall is a Community Hub which will provide for limited future housing growth of around 10 dwellings over the period to 2026, taking account of the recent level of growth.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future development will help to provide a sufficient quantity of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be in an area where there is existing public transport infrastructure
6	+	+	+	Any development will be situated in an area where there is access to key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(iv) Hinstock**

Hinstock is a Community Hub with a housing guideline of around 60 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to provide a sufficient amount of good quality housing for the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in an area where there is access to existing transport infrastructure
6	+	+	+	Development will be focussed in an area where there are existing key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware that areas of Hinstock is situated in an area of high landscape sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(v) Hodnet**

Hodnet is a Community Hub with a housing guideline of around 80 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aim to provide for community needs and provide a sufficient quantity of housing for the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Future development will be located in an area where there is existing transport infrastructure
6	+	+	+	Future development will be located in an area where there are existing key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Future development should be aware that there are important landscape features in the area such as Registered Parks and Conservation Areas and development would seek to conserve subject to policy considerations
12	0	0	0	Future development should be aware that there are Scheduled Ancient Monuments in the area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	Future development should take account that part of the land through Hodnet is grade 2 agricultural land and development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact



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**S11.2(ix) Marchamley, Peplow and Wollerton**

The settlements of Marchamley, Peplow and Wollerton are a Community Cluster providing limited future housing growth of approximately 15 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth within this cluster
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future residential will be able to take advantage of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of Scheduled Ancient Monuments near Wollerton and development would seek to conserve subject to policy considerations
13	0	0	0	Future development should be aware of Designated Wildlife sites near Marchamley and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Future development proposals near Wollerton should take account of the higher risk flood zones 2 and 3 running through the area. Any development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(vi) Stoke Heath**

Stoke Heath is a Community Hub which will provide for a limited amount of future housing growth of approximately 20-25 houses over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to support housing need in the area by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development can be supported by existing transport infrastructure within the area
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	Any future development should take account of designated wildlife sites in the surrounding area and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware that there are higher risk flood zone areas running through part of Stoke Heath. Any development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(viii) Tyrley, Woodseaves (Sutton Lane), Woodseaves (Sydnall Lane)**

The settlements of Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) are a Community Cluster providing limited future housing growth of approximately 10-15 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future development will help to growth housing growth within the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in near to existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S11.2(vii) Woore, Irelands Cross and Pipe Gate**

Woore, Irelands Cross and Pipe Gate are a Community Hub reflecting the links between the three areas within the Parish. Woore has provided for significant housing growth through the North Shropshire Local Plan, with housing development on two significant sites providing 75 homes. There is therefore limited potential for development of approximately 15 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to support community housing needs in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	There is existing transport infrastructure in Woore and Irelands Cross will help to support any future development
6	+	+	+	Any development will be focussed in an area where there is access to key services and facilities, reducing the need for people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity in Woore and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Much Wenlock

### S13.2(i) Buildwas

The settlement of Buildwas in the Parish of Buildwas is a Community Cluster settlement where development by limited infilling and conversions may be acceptable on suitable sites. The housing guideline for the Cluster is around 10 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing public transport in the area will allow for the continued use of more sustainable forms of transport
6	+	+	+	Existing key services will allow development to be built in accessible locations reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Land to the south of Buildwas is assessed as being highly sensitive landscape and should be conserved subject to policy considerations. Buildwas is also situated within a Conservation Area which should be taken into account if future development takes place
12	0	0	0	A scheduled Ancient Monument is situated to the south of Buildwas and should be preserved subject to policy considerations. Land to the north, east and south of Buildwas is classed as being Ancient Woodland and subject to policy considerations should also be conserved
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Land to the south of Buildwas is classed as being in a flood zone 3 area and this land should be protected from a potential risk to flooding subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Oswestry

### S14.2(i): Gobowen

Gobowen is a community hub which will provide for future housing growth of about 200 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future development will help to support housing growth and provide good quality housing to meet demonstrable need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be built where there is already existing transport infrastructure, allowing for the continued use of public transport
6	+	+	+	Future development will be focussed in accessible locations where there is access to public transport and key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity in certain areas to the east of Gobowen. Any development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware of Scheduled Ancient Monuments within 300m of the area. Any development would seek to conserve subject to policy considerations
13	0	0	0	Any future development should be aware that there are designated wildlife sites within 250m of the north of Gobowen. any development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware of flood zones 2 and 3 running through Gobowen town centre and development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	Any future development should be aware that Gobowen is situated upon Grade 3 agricultural land
18	0	0	0	No significant impact

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**S14.2(vii): Kinnerley, Maesbrook, Dovaston and Knockin Heath**

The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and provide a sufficient quantity of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Only the settlement of Kinnerley has access to existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any development that takes place should take account of flood zones 2 and 3 running to the south of Maesbrook and Dovaston and development would seek to reduce subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(ii): Knockin**

Knockin is a Community Hub which will provide for future housing growth of about 20 dwellings to help sustain the village community over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future development will help support housing growth in the area and provide good quality housing to meet demonstrable need
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in an area where there is existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware that there is a Conservation Area with Knockin town centre and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware that flood zones 2 and 3 run through the town centre and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S14.2(viii): Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn**

The settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn will act as a Community Cluster to provide for future housing growth of around 25 dwellings during the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential housing will support community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing bus routes run through these settlements allowing for the exploitation of existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Development should be aware of the Scheduled Monument in Llanyblodwel and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run through Llanyblodwel and Porthywaen and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(iii): Llanymynech & Pant**

Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth within the area and will help to meet community need by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be located in an area where there is already existing transport infrastructure
6	+	+	+	Any future development will be located in an area where there are key services and public transport
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of high landscape sensitivity to the west of Pant, a Conservation Area running through Llanymynech and to the west of Pant and also a SSSI 500m buffer to the north of Llanymynech and to the west of Pant. Any development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware that there is a Scheduled Monument to the north of Llanymynech and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Land to the south of Llanymynech is classed as flood zone 2 and 3 area and development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(ix): Park Hall, Hindford, Babbinswood and Lower Frankton**

The settlements of Park Hall, Hindford, Babbinswood and Lower Frankton are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Residential development will support housing growth and provide a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure is in place in Park Hall, Hindford and Babbinswood
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Hindford and Lower Frankton are situated in an area of high landscape sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	Land surrounding Babbinswood is classed as being Ancient Woodland, which future development should be aware of and development would seek to conserve subject to policy considerations
13	0	0	0	Any development taking place should take account of the SSSI's located to the west of Hindford and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run through Hindford, to the east of Babbinswood and to the west of Lower Frankton and development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(iv): Ruyton XI Towns**

Ruyton XI Towns is a Community Hub which already has unimplemented planning approvals for about 100 dwellings. In addition to this growth, the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help support future housing growth within the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	The town does have regular public transport and can therefore exploit existing transport infrastructure
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development which takes place should take account of the Scheduled Monument situated within the town centre and development would seek to conserve subject to policy considerations
13	0	0	0	Any future development should be aware that there are designated wildlife sites to the south of the town and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run to the north and east of the town as they follow the path of the existing river and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(x): Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas**

The settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas are a Community Cluster which will provide additional affordable housing for young families or small live/work developments.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development which takes place should note that there are areas of Ancient Woodland in Selattyn and development would seek to conserve subject to policy considerations
13	0	0	0	Any development should take account of the Designated Wildlife sites to the north west of Selattyn and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the north of Selattyn; any development should consider options to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(v): St Martins**

St Martin's is a Community Hub which will provide for future housing growth of about 200 homes to support existing facilities and services and to help deliver additional community recreation provision.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help to support housing growth and meet any community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure will help to support future housing growth
6	+	+	+	Existing public transport and key services will help to support and will provide an accessible location for future housing growth
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development that takes place, should note that there is ancient woodland to the east of St. Martins and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(xi): Weston Rhyn, Rhoswiell, Wern and Chirk Bank**

The settlements of Weston Rhyn, Rhoswiell, Wern and Chirk Bank are a Community Cluster which will provide for future housing growth of about 78 dwellings during the period 2010 – 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future housing will support housing growth and community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	The settlements have access to public transport and therefore can exploit existing transport infrastructure to help encourage sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware that Chirk Bank and Rhosweil are situated within a 1km buffer to a Special Area of Conservation and development would seek to conserve subject to policy considerations
12	0	0	0	Any development should be aware that Chirk Bank, Rhosweil and the eastern edge of Weston Rhyn are situated within a World Heritage Site buffer zone and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the south of Weston Rhyn and Wern and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S14.2(vi): Whittington**

Whittington is a Community Hub which will provide for future housing growth of around 100 dwellings to take place during the period to 2026 to support existing facilities and services.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support growth in the area and provide a sufficient amount of good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure will help to support future housing through the use of public transport
6	+	+	+	Future development will be focussed in an area where there is access to public transport and some key services
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware of the existing Conservation area within the town and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware of existing Scheduled Monuments within the town and Ancient to the east of the town and development would seek to conserve subject to policy considerations
13	0	0	0	Any development should take note of the designated wildlife sites situated to the east of Whittington and development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zones 2 and 3 run to the east and south of Whittington and development would seek to reduce any potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact



## Shrewsbury

### **S16.2(v) Albrighton**

Albrighton is a Community Cluster Settlement in the Pimhill parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of around 5 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and provide good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(i) Baschurch**

Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited which will help encourage a shift towards more sustainable forms of transport
6	+	+	+	Any residential development will be focussed in an accessible location, where there is access to key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development which takes place should take account of the Conservation Area in Baschurch. Efforts should be made to conserve the area subject to policy considerations.
12	0	0	0	Any development which takes place should take account of the Scheduled Ancient Monument situated to the west of Baschurch. Efforts should be made to preserve the monument subject to policy considerations.
13	0	0	0	Any development should take account of the designated wildlife sites located to the north and east of Baschurch and efforts to conserve will be made subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(ii) Bayston Hill**

Bayston Hill is a Community Hub with a housing guideline of around 50-60 additional dwellings over the period to 2026

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will help support housing growth and will meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should take account that Bayston Hill is located on highly sensitive landscape and efforts to conserve the land will be made subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(vi) Bicton and Four Crosses area**

Bicton and the Four Crosses area are a Community Cluster in Bicton Parish where development by infilling, conversion of buildings and small groups of houses may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with a housing guideline of around 15 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(iii) Bomere Heath**

Bomere Heath is a Community Hub in Pimhill Parish with a housing guideline of around 50 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aid housing growth by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	Any development will take account of the Tree Protection Orders which are in the north west of Bomere Heath and efforts to preserve these will be made subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(vii) Dorrington, Stapleton and Condover**

Dorrington, Stapleton and Condover are a Community Cluster in Condover Parish where development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any development will support growth in the area and provide for local community by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware that there is a conservation area within Condover and efforts should be made to protect and conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs through all three settlements and efforts to protect against the risk of potential flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(viii) Fitz, Grafton and New Banks**

Fitz, Grafton and New Banks are a Community Cluster in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5-6 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	No significant impact
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the east of Fitz and north of Grafton; efforts should be made to protect from the risk of potential flooding subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(ix) Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler**

Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of Scheduled Ancient Monuments and Ancient Woodlands. Efforts should be made to protect and conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact



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**S16.2(x) Hanwood and Hanwood Bank**

Hanwood and Hanwood Bank are a Community Cluster in Great Hanwood Parish with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community need by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Scheduled Ancient Monuments are situated to the south east of Hanwood and Hanwood Bank; efforts should be made to protect and preserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs through both these settlements; efforts will be made to protect from the potential risk of flooding subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xi) Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green**  
Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green are a Community Cluster in Longden Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-50 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in these settlements and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xii) Montford Bridge West**

Montford Bridge West is a Community Cluster Settlement in Montford Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a housing guideline of approximately 10 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will aim to support housing growth and meet community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of the Ancient Woodland and efforts to protect should be made subject to policy considerations
13	0	0	0	Any development should be aware of the designated wildlife site and efforts to protect should be made subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs through the settlement and measures to protect from the potential risk of flooding shall be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xiii) Mytton**

Mytton is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will aim to support housing growth and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	0	0	0	Bus services run within Mytton and although not regular, this may help to encourage a shift towards sustainable modes of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should be aware of Ancient Woodland to the south of Mytton and efforts to preserve will be made subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the south and west of Mytton, and efforts to protect from the risk of potential flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(iv) Nesscliffe**

Nesscliffe is a Community Hub in the Great and Little Ness Parishes with a housing guideline of around 30 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any development should take account of the Scheduled Ancient Monument to the north of Nesscliffe and the Ancient woodland surrounding Nesscliffe and efforts to preserve shall be made subject to policy considerations
13	0	0	0	Any development should take account of the designated wildlife sites and efforts to protect subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xiv) Uffington**

Uffington is a Community Cluster Settlement with a housing guideline of approximately 5 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware of the highly sensitive landscape which Uffington is situated in. Efforts to protect this landscape will be made subject to policy considerations
12	0	0	0	Any development should be aware of the Ancient Woodland situated to the east of Uffington. Efforts to preserve and enhance these features will be made subject to policy considerations
13	0	0	0	Any development should be aware of the designated wildlife site and efforts to protect will be made subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the west of Uffington and measures to protect against the potential risk of flooding will be made subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xv) Walford Heath**

Walford Heath is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable, with a housing guideline of approximately 6 additional dwellings over the period to 2026, in addition to 10 already approved.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth and met local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	0	0	0	No significant impact
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Ancient woodland is located to the north east of Walford Heath; efforts to protect will be made subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S16.2(xvi) Weston Lullingfields, Weston Wharf and Weston Common**

Weston Lullingfields, Weston Wharf and Weston Common are a Community Cluster in Baschurch Parish where development by infilling, conversions and small groups of up to 5 dwellings may be acceptable on suitable sites within the villages, with a housing guideline of 15-20 additional dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will support housing growth in the area and meet local community needs
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Existing transport infrastructure can be exploited to help encourage a shift towards a continued use of more sustainable forms of transport
6	+	+	+	Any development will be built in an accessible location where there are existing key services, reducing the need of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware that the western edge of Weston Wharf is assessed as being a highly sensitive landscape and efforts to protect and manage this landscape should be made subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact



## Wem

### **S17.2 (ii) Myddle and Harmer Hill**

The settlements of Myddle and Harmer Hill are a Community Cluster which will provide for modest growth of around 50 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future housing development in the area will meet future housing need by providing good quality housing.
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development will be situated in an area where there is access to regular local bus services
6	+	+	+	Any future development will be situated in an area where there are key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any future development should be aware that surrounding landscape has high sensitivity and development would seek to conserve subject to policy considerations
12	0	0	0	Any future development should be aware of Scheduled Ancient Monuments and Ancient Woodland in the surrounding area. Any development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Any future development should be aware that areas of Myddle are situated in flood zones 2 and 3. Any development would seek to reduce potential flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact

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**S17.2 (i) Shawbury**

Shawbury is a community hub which will provide for modest growth of about 50 new dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Any future residential development being provided will meet demonstrable housing need within the area
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Any future development should have reasonable access to public transport
6	+	+	+	Any future development will be focussed in an area where there is good access to key services and facilities
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	No significant impact
12	0	0	0	Any future development should take account of Scheduled Ancient Monuments and Ancient Woodland situated in the surrounding area and development would seek to conserve subject to policy considerations
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	No significant impact
17	0	0	0	No significant impact
18	0	0	0	No significant impact

## Whitchurch

### **S18.2(i): Prees and Prees Higher Heath**

Prees and Prees Higher Heath are a Community Cluster which will provide future housing growth of around 100 dwellings over the period to 2026.

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential development will meet community needs by providing a sufficient amount of good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	There are public transport routes running through both settlements, meaning future development can exploit existing transport infrastructure
6	+	+	+	Any development will be focussed in accessible locations which will help reduce the needs of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development which takes place should take account of the Conservation Area situated within the centre of Prees and development would seek to conserve subject to policy considerations
12	0	0	0	No significant impact
13	0	0	0	Any development which occurs specifically in Prees Higher Heath should be aware that there are Single and Group Tree Preservation Orders within and to the north of the settlement. Any development would seek to conserve subject to policy considerations
14	0	0	0	No significant impact
15	0	0	0	No significant impact

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<b>SO</b>	<b>#</b>			<b>Commentary</b>
16	0	0	0	Flood zone 3 runs to the west of Prees and to the east of Prees Higher Heath and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	Future development should be aware that there is Grade 2 agricultural land within the northern area of Prees and development would seek to conserve subject to policy considerations
18	0	0	0	No significant impact

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**S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster**

Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall are a Community Cluster which together will provide housing growth of about 100 dwellings between 2011 and 2026

SO	#			Commentary
	S	M	L	
1	0	0	0	No significant impact
2	+	+	+	Future residential housing will help support housing growth and meet community needs by providing good quality housing
3	0	0	0	No significant impact
4	0	0	0	No significant impact
5	+	+	+	Regular public transport currently runs through Prees Heath and Tilstock only, allowing these settlements to promote the use of sustainable transport
6	+	+	+	Any development will be focussed in accessible locations which will help reduce the needs of people to travel
7	0	0	0	No significant impact
8	0	0	0	No significant impact
9	0	0	0	No significant impact
10	0	0	0	No significant impact
11	0	0	0	Any development should be aware of a 1km buffer for a Special Area of Conservation bordering Prees Heath to the north and Ash Magna and Ash Parva to the east. Development would seek to conserve subject to policy considerations
12	0	0	0	Any development which takes place should be aware that there is a Scheduled Ancient Monument located at Calverhall
13	0	0	0	No significant impact
14	0	0	0	No significant impact
15	0	0	0	No significant impact
16	0	0	0	Flood zone 3 runs to the western edge of Prees Heath and development would seek to reduce flood risk subject to policy considerations
17	0	0	0	No significant impact
18	0	0	0	No significant impact