

Appendix J

Highley Place Plan Area
Site Assessments

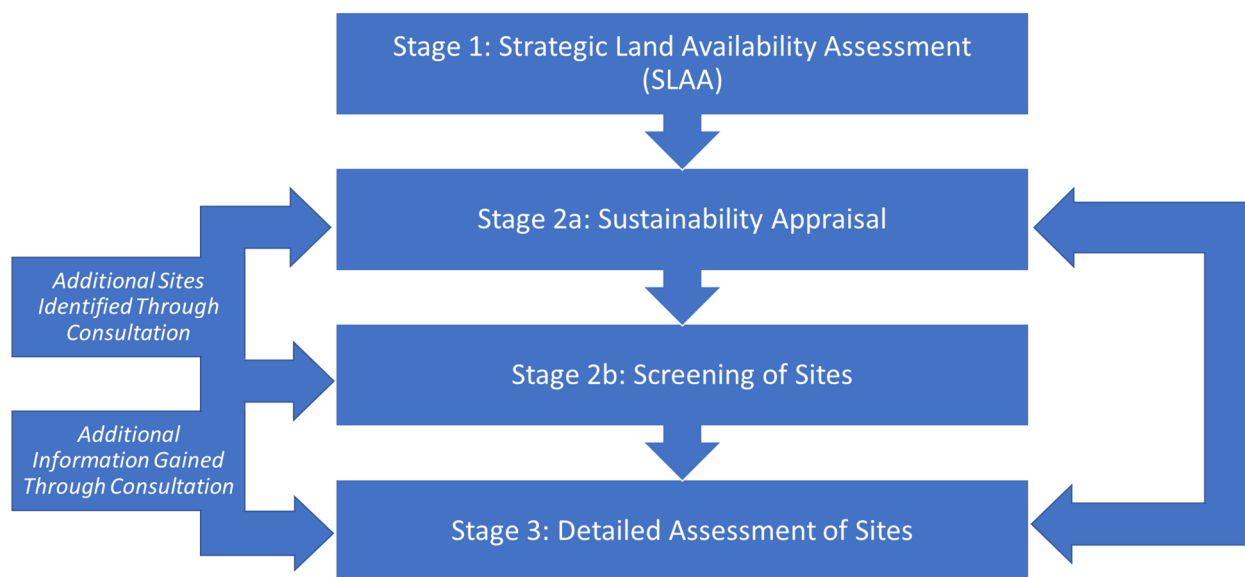
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Site Assessment Process Overview

1. Introduction

- 1.1. To inform the identification of proposed site allocations within the Local Plan Review, Shropshire Council has undertaken a comprehensive Site Assessment process. This site assessment process incorporates the assessment of sites undertaken within the Sustainability Appraisal of the Local Plan, recognising that the Sustainability Appraisal is an integral part of plan making, informing the development of vision, objectives and policies and site allocations.
- 1.2. Figure 1 summarises the key stages of the Site Assessment process undertaken, more detail on each of these stages is then provided:

Figure 1: Site Assessment Process



Site Assessment Process

Stage 1: The Strategic Land Availability Assessment (SLAA)

Stage 1 consisted of a strategic screen and review of sites.

Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.

Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.

Stage 2a: Sustainability Appraisal

Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.

Stage 2b: Screening of Sites

Stage 2b consisted of a screening exercise informed by consideration of a sites availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Stage 3: Detailed site review

Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement.

This stage of assessment was an iterative process.

2. The Strategic Land Availability Assessment (SLAA)

- 2.1. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 2.2. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

Assessing Suitability:

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a sites strategic suitability was undertaken through consideration of numerous factors, including:
 - The sites consistency with the Local Plan.
 - The sites location and surroundings, including proximity to the development boundary/built form.
 - The sites boundaries and the extent to which these boundaries are defensible.
 - Site specific factors, including physical limitations to development, such as:
 - The topography of the site;
 - The sites ground conditions;
 - The ability to access the site;
 - Flood risk to the site or its immediate access;
 - The agricultural land quality of the site;
 - Hazardous risks, pollution or contamination of the site;
 - Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
 - Other physical constraints, which may impact on development/levels of development.
 - The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site*. Including consideration of factors such as:
 - The impact on internationally and nationally designated sites and assets;
 - The impact on important trees and woodland, including ancient woodland; and
 - The impact on public open spaces.
 - Whether the site is located within the Green Belt.
 - Legal covenants affecting the site.
 - Market/industry and community requirements in the area.

**Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

**Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.

It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.

2.5. Reflecting upon the above factors:

- If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation*, then it was viewed as being **currently suitable – subject to further detailed assessment** for the particular use or mix of uses.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through mitigation**, then it was viewed as being **not currently suitable but future potential – subject to further detailed assessment**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being **not suitable**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being **not suitable**.

**As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.*

***As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.*

Assessing Availability:

- 2.6. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational

requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”¹.

- 2.7. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
 - The Local Plan Review; or
 - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
- 2.8. Or where:
- There has been a recent Planning Application (whether successful or not) for the relevant use; or
 - Officers have particular knowledge about a site’s availability.

Assessing Achievability (including Viability)

- 2.9. As this SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability will be undertaken to inform the Local Plan Review.

Conclusion

- 2.10. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 2.11. Sites were effectively divided into three categories, these were:
- **Rejected sites:**
 - The site is considered unsuitable; and/or
 - The site is considered to be unavailable; and/or
 - The site is considered unachievable/unviable.
 - **Long Term Potential - Subject to Further Detailed Assessment:**
 - The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
 - There is uncertainty about the sites availability; and/or
 - There is uncertainty about the sites achievability/viability.
 - **Accepted - Subject to Further Detailed Assessment:**
 - The site is considered currently suitable – subject to further detailed assessment; and
 - The site is considered available; and
 - The site is considered achievable/viable.
- 2.12. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a ‘Call for Sites’; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

3. Sustainability Appraisal (SA)

- 3.1. Stage 2a of the Site Assessment process consisted of the analysis of the performance of sites against the Sustainability Objectives identified within the Sustainability Appraisal Scoping Report. The Sustainability Appraisal and Site Assessment Environmental Report illustrates how these Sustainability Objectives relate to the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations 2004.

¹ CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- 3.2. The Sustainability Appraisal Scoping Report describes how the Sustainability Objectives have been adapted to allow for the sustainability appraisal of sites. Information on implementation and further adaptations in response to practical issues and comments received during the Local Plan preparation process is given in the Sustainability Appraisal and Site Assessment Environmental Report. The aim throughout was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to suggest mitigation measures to offset any identified significant negative impact.
- 3.3. The Sustainability Appraisal scoring system was adapted for the Stage 2a Sustainability Appraisal to allow for clear comparisons between the sustainability of several sites in the same vicinity. The scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the Sustainability Appraisal of the options and policies. It differed however, in that each criterion is scored from only two options. These options varied between criteria to better reflect the purpose of Sustainability Appraisal.
- 3.4. The identified criteria and scoring system were translated into a matrix, to assess sites. The scoring was then colour coded to assist with interpretation as follows:

--	
-	
0	
+	

- 2.23 Sites were assessed on a settlement by settlement basis e.g. all sites in Albrighton were assessed against each other. This was felt to be the best way of using the Sustainability Appraisal as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the SLAA were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not available e.g. when a site was promoted after the data had already been exported from the GIS.
- 2.24 Once the Sustainability Appraisal matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.25 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative.
- 2.26 Completed matrices for each settlement are provided within Stage 2a Sustainability Appraisal of this Appendix.

4. Screening of Sites

- 4.1. Stage 2b of the Site Assessment process involved screening of identified sites. This screen was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

4.2. Specifically, sites did not proceed to Stage 3 of the site assessment process where:

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

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

- **The site is less than a specified site size (unless there is potential for allocation as part of a wider site).** These site sizes are:
 - 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
 - 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
 - 0.5ha for other Strategic/Principal/Key Centres.
- **The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.**

**Significant physical constraints:*

- 1. Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*
- 2. The majority of the site contains an identified open space.*
- 3. The site can only be accessed through an identified open space.*
- 4. The topography of the site is such that development could not occur (this has been very cautiously applied).*
- 5. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).*
- 6. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).*
- 7. The site is more closely associated with the built form of an alternative settlement*

***Significant natural environment/heritage constraints:*

- 1. The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction*

between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.

2. The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.

Please Note:

Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.

5. Detailed Site Review

5.1. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3 of the Sustainability Appraisal: Site Assessment process, officers considered best available evidence**, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

**The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

***It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:*

- *The value/significance of any identified assets.*
 - *The relationship between the site and any identified assets.*
 - *Potential impact on any identified assets resulting from development / redevelopment of the site.*
 - *If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; and Green Belt Review.
 - A Habitats Regulations Assessment.
 - Consideration of infrastructure requirements and opportunities.
 - Other strategic considerations* and professional judgement.

**Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered through a Level 2 Strategic Flood Risk Assessment. Only where the Level 2 Strategic Flood Risk Assessment indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

5.2. This stage of assessment was an iterative process.

- 5.3. Once initial conclusions are reached within Stage 3 of the Site Assessment process, these were evaluated through Stage 2a of the site assessment process before proposals were finalised.

Highley Place Plan Area
Stage 2a Sustainability Appraisal:
Site Assessments

Criteria	Criteria Description	Scoring Guide	Site Ref: HNN001	Site Ref: HNN002	Site Ref: HNN003X	Site Ref: HNN004	Site Ref: HNN006	Site Ref: HNN008	Site Ref: HNN009	Site Ref: HNN010	Site Ref: HNN010a	Site Ref: HNN010b	Site Ref: HNN012X	Site Ref: HNN013	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	0	0	0	-	0	-	0	0	0	0	-	
	250m of a Wildlife Site		0	-	0	0	-	-	-	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	-	0	0	0	0	0	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	+	-	-	+	-	+	+	-	
	GP surgery		+	-	-	+	-	-	+	-	-	-	+	+	
	Library(permanent or mobile library stop)		-	+	+	-	+	+	-	+	+	+	+	+	
	Leisure centre		-	+	+	-	+	+	-	+	+	+	+	-	
	Children's playground		-	+	+	+	+	+	-	+	+	+	+	-	
	Outdoor sports facility		-	+	+	+	+	+	-	+	+	+	+	-	
	Amenity green space		+	-	-	+	-	-	+	-	-	-	+	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	-	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	--	0	0	0
a Listed Building	0		0	0	0	0	0	--	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	-	0	-	-	0	-	-	-	-	-	
300m of a Listed Building	0		-	0	-	-	-	0	-	0	-	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0		0	0	0	0	0	0	0		0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+		+								+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-6	-2	0	-2	-2	-5	-6	1	-5	-1	5	-6	
Overall Sustainability Conclusion			Fair	Fair	Good	Fair	Fair	Fair	Fair	Good	Fair	Fair	Good	Fair	
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			HNN014	HNN015	HNN016	HNN017	HNN018	HNN019	HNN021	HNN023	HNN025	HNN026
1	Site wholly or partly within one or more of the following (record all that apply):											
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):											
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	-	0	0	0	-	0	-	-	-
	250m of a Wildlife Site		0	0	0	0	-	0	0	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	-	-	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):											
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):											
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	-	+	+	+
	GP surgery		-	+	+	+	-	+	-	-	-	-
	Library(permanent or mobile library stop)		+	-	+	-	-	-	-	+	+	+
	Leisure centre		+	-	+	-	-	-	-	+	+	+
	Children's playground		+	-	+	-	-	-	-	+	+	+
	Outdoor sports facility		+	-	+	-	-	+	-	+	+	+
	Amenity green space		-	+	+	+	-	+	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	-	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):											
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):											
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		0	-	0	0	0	-	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)										
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)										
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0			0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)							+			
	Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			0	-6	4	-5	-11	-3	-10	-1	-1	-2
Overall Sustainability Conclusion			Good	Fair	Good	Fair	Poor	Fair	Poor	Fair	Fair	Fair
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11												

**Highley Place Plan Area
Stage 2b Screening of Sites:
Site Assessments**

Site Assessment - Stage 2b

Site Reference:	HNN001
Site Address:	St Mary's Corner, Woodhill Road, Highley
Settlement:	Highley
Site Size (Ha):	0.24
Indicative Capacity (Dwellings):	7
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is vacant grass land located on Woodhill Road, within the settlement boundary.
Surrounding Character:	Surrounding uses include residential to the east; a row of residential properties and then open countryside to the south; a public house and open countryside to the west; and a public house, open countryside and a residential barn complex to the north.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
	Strategic Suitability³:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN002
Site Address:	Land at Rhea Hall, Highley
Settlement:	Highley
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small undeveloped site adjacent to Rhea Hall and some distance from Highley. Access via narrow tracks.
Surrounding Character:	Surrounding character is predominantly agricultural, with the exception of Rhea Hall to the north of the site and a caravan park to the east of the site (separated from the site by an agricultural field/estate grounds).
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
	Strategic Suitability³: In isolation, the site is landlocked and does not appear to have a road frontage. Whilst there are other site promotions which could provide an access, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN003X
Site Address:	Highley Garage
Settlement:	Highley
Site Size (Ha):	0.19
Indicative Capacity (Dwellings):	<5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN004
Site Address:	Land at Hazelwells Road, Highley
Settlement:	Highley
Site Size (Ha):	12.28
Indicative Capacity (Dwellings):	368
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large cornfield sloping up away from edge of settlement. The northern portion of the site contains a row of Pylons going east-west across site. The southern portion of the site contains an existing allotment which would likely represent the point of access to the site, unless it was to come forward in conjunction with the adjacent site (HNN017).
Surrounding Character:	Land to the north, east and south is predominantly agricultural in character. Land to the west is predominantly residential in character (beyond a small strip of this agricultural field which has been promoted independently).
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN006
Site Address:	Land to the South West of Highley
Settlement:	Highley
Site Size (Ha):	21.51
Indicative Capacity (Dwellings):	645
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Pasture land consisting of a number of relatively flat grass fields separated by small hedges with mature trees. The site contains a small pond. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village.
Surrounding Character:	Land to the south and west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential development and a couple of small agricultural fields.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN008
Site Address:	Land to the South East of Highley
Settlement:	Highley
Site Size (Ha):	8.24
Indicative Capacity (Dwellings):	247
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A series of agricultural fields steeply sloping down from the edge of the settlement to the river valley. The site is situated on the eastern edge of the river valley.
Surrounding Character:	Character to the north, east and south is predominantly agricultural. To the west is predominantly residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN009
Site Address:	Land to the north west of Highley
Settlement:	Highley
Site Size (Ha):	1.30
Indicative Capacity (Dwellings):	39
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The north western portion of an agricultural field. It is separated from the built form of the settlement by the south eastern portion of the field (assessed separately).
Surrounding Character:	The surrounding character is primarily agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement and does not have a road frontage, but there are other site promotions within this area of separation that could provide an access to the site (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN010
Site Address:	Land to the south of Redstone Drive, Highley
Settlement:	Highley
Site Size (Ha):	2.77
Indicative Capacity (Dwellings):	83
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Grazing and scrub land on edge of settlement, gradually sloping down away from settlement. A footpath across site. Whilst there is no direct access to the site, it is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site.
Surrounding Character:	Land to the west is primarily agricultural in character. Land to the north, south and east is primarily residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN010VARa
Site Address:	Land to the north of Witley Gardens, Highley
Settlement:	Highley
Site Size (Ha):	0.33
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small rectangular agricultural field with access onto Witley Gardens.
Surrounding Character:	Land to the south and west is primarily agricultural in character. Land to the north and east is primarily residential.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. The site is considered as part of a wider site within HNN010.</p> <p>Strategic Suitability³: The site was promoted following the conclusion of the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN010VARb
Site Address:	Land to the south of Redstone Drive, Highley
Settlement:	Highley
Site Size (Ha):	2.41
Indicative Capacity (Dwellings):	72
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Grazing and scrub land on edge of settlement, gradually sloping down away from settlement. A footpath across site. Whilst there is no direct access to the site, it is understood that a legal agreement exists between the owner of 79 Redstone Drive and the owner of this site.
Surrounding Character:	Land to the west is primarily agricultural in character. Land to the north, south and east is primarily residential.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN012X
Site Address:	Land off Bridgnorth Road (Fern Cottage)
Settlement:	Highley
Site Size (Ha):	0.23
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	less than 0.2ha (and is not considered to have sufficient capacity for 5 or more dwellings/500m2 of floorspace), consequently it is below the size threshold for inclusion within this assessment.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
	Strategic Suitability³:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN013
Site Address:	Land at Woodhill Farm, Highley
Settlement:	Highley
Site Size (Ha):	0.54
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is located to the north of Highley, on land directly south-east of Woodhill Farm and west of Woodhill Road.
Surrounding Character:	Character to the north and west is predominantly agricultural, although there are also large rural dwellings on large plots. Character to the east is predominantly residential. To the south is a variety of land uses, including a public house, an area of hardstanding, a grassed area, two large rural dwellings and beyond these uses is an agricultural field.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN014
Site Address:	East of Bridgnorth Road, Highley
Settlement:	Highley
Site Size (Ha):	0.73
Indicative Capacity (Dwellings):	22
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of parts of two agricultural fields, primarily to the rear of properties on Bridgnorth road, but including a potential access point to the side of properties on Bridgnorth Road.
Surrounding Character:	To the south are residential properties and their curtilages. To the north and east are agricultural fields. To the west are residential properties and their curtilages and Bridgnorth Road.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN015
Site Address:	West of Woodhill Road, Highley
Settlement:	Highley
Site Size (Ha):	0.92
Indicative Capacity (Dwellings):	28
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field to the north east of Highley.
Surrounding Character:	Land to the north, west and south is predominantly agricultural in character. There is a barn complex (converted to residential) to the south west of the site - the access road to this complex forms the southern boundary of the site. There is a single dwelling and its curtilage immediately to the north of the site forming the sites northern boundary. To the east is Woodhill Road forming the sites eastern boundary beyond which is a residential area within Highley.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN016
Site Address:	Land South of Oak Street, Highley
Settlement:	Highley
Site Size (Ha):	5.42
Indicative Capacity (Dwellings):	163
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of three agricultural fields to the west of Highley. There is a potential access point included within the site boundary onto Bridgnorth Road.
Surrounding Character:	Land to the north is predominantly agricultural. Land to the south and west is predominantly residential. Land to the east is a mix of agricultural and leisure (caravan complex).
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN017
Site Address:	Land North East of Hazelwells Road, Highley
Settlement:	Highley
Site Size (Ha):	0.92
Indicative Capacity (Dwellings):	28
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Linear strip of agricultural land, consisting of part of an agricultural field, following the northern edge of Hazelwells Road to the north of Highley.
Surrounding Character:	Land to the north and east is predominantly agricultural. Land to the south and west is predominantly agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN018
Site Address:	Land off Netherton Lane, South of Highley
Settlement:	Highley
Site Size (Ha):	3.30
Indicative Capacity (Dwellings):	99
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field to the west of Netherton Lane. The site is isolated from the built form of Highley.
Surrounding Character:	Surrounding land is predominantly agricultural in nature. To the north of the site (separated by a field) is a holiday chalet complex. There are a small number of isolated homes to the east of the site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²:
	Strategic Suitability³: The site is separated from the built form of Highley by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN019
Site Address:	The Stables Bridgnorth Road, Highley
Settlement:	Highley
Site Size (Ha):	2.22
Indicative Capacity (Dwellings):	67
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Two agricultural fields to the west of Highley. The fields are contained by an access road to the south; residential curtilages to the north; hedgerow field boundaries to the west and a road to the east.
Surrounding Character:	Agricultural to the south and west. Residential to the north and east.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN021
Site Address:	Off Netherton Lane, Highley
Settlement:	Highley
Site Size (Ha):	1.98
Indicative Capacity (Dwellings):	59
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A rectangular site located to the south of Highley. The site is predominantly greenfield but does include access roads and car parking for the adjacent commercial units. There is also an area which was subject to previous quarrying and subsequent landfill use.
Surrounding Character:	Immediate character to south and east is predominantly commercial beyond which it is agricultural. Character to the north and west is predominantly agricultural. Character to the north east is residential.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN023
Site Address:	Land south of Hitchen Way, Highley
Settlement:	Highley
Site Size (Ha):	2.93
Indicative Capacity (Dwellings):	88
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Pasture land consisting of a single agricultural field. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village. Site boundaries are defined by residential curtilages to the north and majority of the east, Netherton Lane to the west and agricultural field boundaries to the south.
Surrounding Character:	Land to the south and west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential and agricultural.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN025
Site Address:	Land east of Netherton Lane, Highley
Settlement:	Highley
Site Size (Ha):	3.49
Indicative Capacity (Dwellings):	105
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Pasture land consisting of a single agricultural field. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village. Site boundaries are defined by Netherton Lane to the west and agricultural field boundaries to the south, east and north.
Surrounding Character:	Surrounding character is predominantly agricultural.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HNN026
Site Address:	Land to the South West of Highley
Settlement:	Highley
Site Size (Ha):	26.62
Indicative Capacity (Dwellings):	799
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Pasture land consisting of a number of relatively flat grass fields separated by small hedges with mature trees. The site contains a small pond. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village.
Surrounding Character:	Land to the west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential development and a couple of small agricultural fields. Land to the south is a mix of agricultural and commercial.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Highley Place Plan Area
Stage 3 Detailed Site Review:
Site Assessments

Site Assessment - Stage 3	
Site Reference:	HNN006
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes access via Jubilee Drive. Netherton Lane also possible but no pedestrian provision and limited potential for improvement.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development. Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Therefore subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	See above
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	May require botanical survey. Requires EclA and surveys for GCNs (ponds within 500m), bats, dormice, badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church (NHLE ref. 1188722), together with GII Church House (NHLE ref. 1188730). Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs and CA; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Mature trees and hedgerows around and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme
<i>Tree Comments Opportunities:</i>	retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. New native woodland creation, as part of a planned network of natural habitats / accessible open space distributed throughout the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A Phase I Desk Study should be undertaken and submitted to support any application on the site. This should identify any potential contamination issues from historical map information and other sources. Highley is a past mining village and it is not unknown for there to be undocumented contamination in such sites.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>A very large site located to the west of Highley, the site adjoins the built form of the settlement to the north, but is separated in part to the east by another agricultural field.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity and implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>The site is very large and forms much of the gap between the settlements of Highley and Netherton. The site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN010
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	via 79 Redstone Drive
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to north and east of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on boundary, and within the setting of, the Highley Conservation Area. HER indicates that there are archaeological earthworks of a former quarry may exist on the site (HER PRN 30178), so has some archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + impact on the CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries and across site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>The site is closely associated with the built form of Highley. Indeed there is built form to the north, east and south.</p> <p>Whilst it is considered that an access can be achieved (subject to any necessary land ownership agreements regarding the proposed access via 79 Redstone Drive), that traffic associated with the development can be supported at the access point and no off-site works are required. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>It is not considered that an access from Witley Gardens to the south of the site is achievable without third party land and this road significantly narrows before it reaches the site and approved development in the southern element of HNN010 would also restrict access. It is also not considered that the access point for this approved development could not serve development of the site.</p> <p>It is understood that the site performs a valuable local recreational use, as it is crossed by a number of paths.</p> <p>The site forms a green link into the built form of the settlement.</p> <p>The site is on the boundary and within the setting of the Highley Conservation Area and may have archaeological interest.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN010VARb
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	via 79 Redstone Drive
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on boundary, and within the setting of, the Highley Conservation Area. HER indicates that there are archaeological earthworks of a former quarry may exist on the site (HER PRN 30178), so has some archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + impact on the CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site is closely associated with the built form of Highley. Indeed there is built form to the north, east and south.</p> <p>Whilst it is considered that an access can be achieved (subject to any necessary land ownership agreements regarding the proposed access via 79 Redstone Drive), that traffic associated with the development can be supported at the access point and no off-site works are required. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>It is not considered that an access from Witley Gardens to the south of the site is achievable without third party land and this road significantly narrows before it reaches the site and approved development in the southern element of HNN010 would also restrict access. It is also not considered that the access point for this approved development could not serve development of the site.</p> <p>It is understood that the site performs a valuable local recreational use, as it is crossed by a number of paths.</p> <p>The site forms a green link into the built form of the settlement.</p> <p>The site is on the boundary and within the setting of the Highley Conservation Area and may have archaeological interest.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN013
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	19%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Seems to have been left to re-vegetate for some time and included in corridor of Environmental Network.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function. Area dependant on results of EclA.
<i>Ecology Comments Opportunities:</i>	Use open space provision and reduced number of dwellings to provide biodiversity enhancements and access to semi-natural greenspace for existing housing to east of site. Link open space to existing hedgerow system/ Env. Network system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of the non-designated historic buildings at Wood Hill Farm and Castle Inn
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on settings of non-designated heritage assets)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to plant trees adjacent existing hedgerows and within site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Pub to the east of the site which may create noise at times.
<i>Public Protection Comments Management of Constraints:</i>	Possible orientation, positioning and standoff to the pub if it has the potential to create noise.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site is located adjacent to the built form of Highley.</p> <p>Whilst it is considered that an access can be achieved, that traffic associated with the development can be supported at the access point and no off-site works are required, it is understood that there is local concern about the impact of development of this site on the slip road off Woodhill Road.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>The site is located within an environmental network.</p> <p>Possibility of effects on non-designated historic assets.</p> <p>Any noise associated with adjacent pub will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Need to maintain environmental network function.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system and environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN014
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site .
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to west and south of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries but not within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	enhance tree cover through landscape planting within the site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>Site benefits from Planning Permission for Affordable Housing.</p> <p>The site is adjacent to the built form of the settlement and is well contained.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Site benefits from Planning Permission for Affordable Housing.
Reasoning	Site benefits from Planning Permission for Affordable Housing.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN015
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function, however, this can form part of open space provision along western and southern boundaries.. Area dependant on results of EclA.
<i>Ecology Comments Opportunities:</i>	Use open space provision and reduced number of dwellings to provide biodiversity enhancements and access to semi-natural greenspace for existing housing to east of site. Link open space to existing hedgerow system/ Env. Network system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of the non-designated historic buildings at Wood Hill Farm to the W, Castle Inn to the S, and former Methodist chapel at the N end of the site
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on settings of non-designated heritage assets)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries but not within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to plant trees adjacent existing hedgerows
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Site runs along a road on the eastern façade
<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site is located adjacent to the built form of Highley.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>The site is located within the corridor of an environmental network.</p> <p>Possibility of effects on non-designated historic assets.</p> <p>Any noise associated with the adjacent road will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Need to maintain environmental network function.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system and environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN016
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes access adjacent to Telephone Exchange
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site Open space to link to hedges and woodland triangle to north.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to west and south of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within the setting Grade II farm house Hazelwells (NHLE ref. 1053866.) No known archaeological interest but site is of a large size, so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation & settings assessment)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerow and two trees to southern boundary and mature TPO'd trees on opposite side of road to the south.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	enhance tree cover through landscape planting to northern side of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Active farm to the north east. Due to stand off distance do not anticipate any issues.
<i>Public Protection Comments Management of Constraints:</i>	None required
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>The site is adjacent to the built form of the settlement, with development to the sites west and south (including a site with Planning Permission for affordable housing). It is a relatively large site. A small part of the site is within an environmental network. The site may be within the setting of a listed building. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	<p>Link open space provision to the existing hedgerow system.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Proposed for allocation.
Reasoning	<p>The site is well related to the built form of the settlement and existing allocated sites.</p> <p>It presents an opportunity to provide a mix of residential uses and some high quality open space.</p> <p>It is considered that through appropriate design and layout of development and incorporation of effective Green Infrastructure any impact on listed buildings or their settings can be minimised. Further, it is considered that the significant public benefits of meeting the housing needs of Highley and its hinterland would outweigh any harm to the significance of these listed buildings.</p>
If proposed for Allocation, Potential Capacity:	100
If proposed for Allocation Design Requirements:	<p>The site should provide an appropriate residential mix, responding to local housing needs. It presents an opportunity for bungalows and an extra-care facility.</p> <p>The design and layout should respond to Highley's character and landscape setting.</p> <p>Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House.</p> <p>Strong and significant natural site boundaries and green infrastructure corridors through the site will form an intrinsic component of this development. They will be planted with native species and be used to buffer and create appropriate settings for nearby heritage assets and built form.</p> <p>A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced.</p> <p>Open space provision should respond to local needs, provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area.</p> <p>All hedgerows, tree lines and mature trees on the site should be retained.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>

Site Assessment - Stage 3	
Site Reference:	HNN017
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes since access points for each dwelling in a linear development.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries and across site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site is more distant from services and facilities than other promoted sites. Whilst the site is located adjacent to the built form of the settlement, it is a linear site without an obvious north-eastern boundary.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>The site is more distant from services and facilities than other promoted sites.</p> <p>Whilst the site is located adjacent to the built form of the settlement, it is a linear site without an obvious north-eastern boundary.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN019
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds within 500m and immediately adjacent), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function. Semi-natural corridor required to north-west and south-west boundaries to maintain Environmental Network and open space should adjoin this.
<i>Ecology Comments Opportunities:</i>	Provide additional habitat in Environmental Network along western boundaries. Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to east of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Eastern corner of site located close on the boundary, and within the setting of, the Highley Clee View Conservation Area and other non-designated historic buildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on setting of CA)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries but not within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to eastern border of the site creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.
<i>Public Protection Comments Opportunities:</i>	Good site
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site lies adjacent and is relatively well related to the built form of the settlement.</p> <p>The site benefits from a good access off Woodhill Road and its boundaries are defined by substantial hedgerow field boundaries.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>The site is located within an environmental network.</p> <p>The site is adjacent to and within the setting of a conservation area and other non-designated assets.</p> <p>Any noise associated with the adjacent road will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Need to maintain environmental network function.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Known Infrastructure Opportunities:	Provide access to green space for housing to the east of the site. Formation of additional habitats within the environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. Link open space provision to the existing hedgerow system.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity. The site would result in an increased level of residential development to the west of Bridgnorth Road. There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN021
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	13%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	7%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4555
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	The trees and hedgerows should be retained and buffered (reducing developable area).
<i>Ecology Comments Other Constraints:</i>	There is a TPO'd area along the northern boundary. The trees and hedgerows should be retained and buffered (reducing developable area). Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of a former brick works (HER PRN 07035) and the site of a former colliery (HER PRN 07034).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	belt of TPO trees to half of northern road frontage
<i>Tree Comments Other Constraints:</i>	belts of mature trees and hedgerows within and around site boundaries. Care required in location and extent of built development so as to create sustainable juxtaposition between mature trees and buildings.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Substantial ground remediation / preparation likely to be required as part of landscaping scheme.
<i>Public Protection Comments Significant Constraints:</i>	Odour from sewage works to south.
<i>Public Protection Comments Other Constraints:</i>	Noise from commercial activity to the south. Contaminated land from past land use on site.
<i>Public Protection Comments Management of Constraints:</i>	Noise and con land mitigation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	<p>The site is located within Highley's development boundary. It is closely associated with surrounding employment uses.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>Potential noise and odour associated with sewage works and commercial activity to the south.</p> <p>Trees and hedgerows on the site.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site performs poorly within Stage 2a Sustainability Appraisal.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Yes
Potential for Allocation?	No
Recommendation	Potential for mixed use windfall development.
Reasoning	<p>Potential noise and odour associated with sewage works and commercial activity to the south. The mix of uses and their layout on the site would need to reflect the sites relationship with these alternative uses. Whilst the site performs poorly within Stage 2a Sustainability Appraisal, this is primarily associated with the sites access to services and facilities.</p> <p>The site is located within Highley's development boundary. It is closely associated with surrounding employment uses. As such mixed use employment and residential development may be appropriate on the site. If the site is developed, a mix of uses, including employment would ensure that the site complements surrounding uses whilst on-site open space and enhanced links into the centre of the town could increase access to services.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN023
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes access via Jubilee Drive. Netherton Lane also possible but no pedestrian provision and limited potential for improvement.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), dormice (records nearby), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a medium size, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>A linear site located to the west of Highley. The site adjoins the built form to north and east. The site consists of part of HNN006.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Jubilee Drive leads onto Redstone Drive. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity and an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN025
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Only directly onto Netherton Lane but no pedestrian provision and limited potential for improvement.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. But subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), dormice (records nearby), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a medium size, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around and within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>A linear site located to the west of Highley. The site adjoins the built form to north and east. The site consists of part of HNN006.</p> <p>The site could either be accessed via Netherton Lane, in combination with HNN023, via Jubilee Drive (subject to land ownership) which leads onto Redstone Drive, or in combination with HNN010 (or its variation), via Redstone Drive (subject to land ownership).</p> <p>Jubilee Drive leads onto Redstone Drive. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity and implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>It is not considered that the site is appropriate for development in isolation due to its connectivity with the town (it is separated from the built form by HNN010 (or its variation) and HNN023 respectively) and constraints to highway access.</p> <p>With regard to the site in combination with either HNN010 (or its variation) or HNN023, there is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	HNN026
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	2%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes access via Jubilee Drive. Netherton Lane also possible but no pedestrian provision and limited potential for improvement and localised widening as site does not extend along whole section of Netherton Lane.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development. Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Therefore subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	See above
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	May require botanical survey. Requires EclA and surveys for GCNs (ponds within 500m), bats, dormice, badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church (NHLE ref. 1188722), together with GII Church House (NHLE ref. 1188730). Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs and CA; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Mature trees and hedgerows around and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme
<i>Tree Comments Opportunities:</i>	retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. New native woodland creation, as part of a planned network of natural habitats / accessible open space distributed throughout the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise from the adjacent pen factory. Landfill in the area and gassing issues known to occur. A Phase I Desk Study should be undertaken and submitted to support any application on the site. This should identify any potential contamination issues from historical map information and other sources. Highley is a past mining village and it is not unknown for there to be undocumented contamination in such sites.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment BS4142 and mitigation. Contaminated land assessment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>A very large site located to the west of Highley, the site adjoins the built form of the settlement to the north, but is separated in part to the east by other agricultural fields. The site also adjoins built form to the south.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north and/or south-east of the site and the fact that the site does not extend along the whole section of Netherton Lane, such improvements would likely involve third party land.</p> <p>Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as open countryside.
Reasoning	<p>The site is very large and forms much of the gap between the settlements of Highley and Netherton. The site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north and/or south-east of the site and the fact that the site does not extend along the whole section of Netherton Lane, such improvements would likely involve third party land.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	