Appendix L

Market Drayton Place Plan Area Site Assessments

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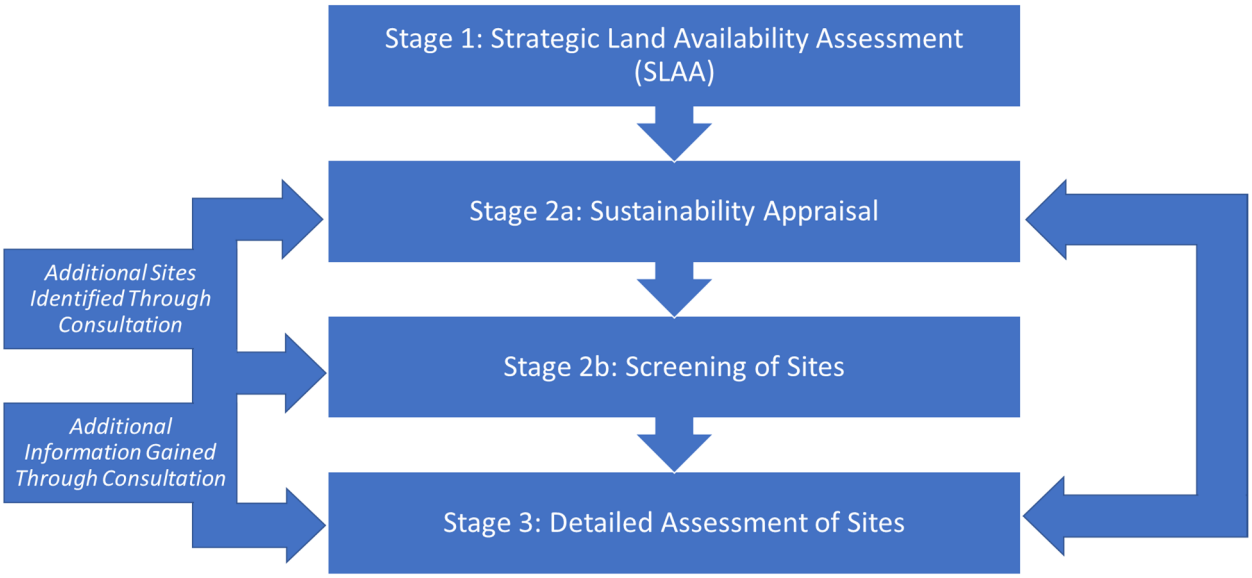
Site Assessment Process Overview

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.

Market Drayton Place Plan Area Stage 2a Sustainability Appraisal: Site Assessments

Principal Centre: Market Drayton

Criteria	Criteria Description	Scoring Guide	Site Ref: LCA001	Site Ref: MDR001	Site Ref: MDR002	Site Ref: MDR003	Site Ref: MDR004	Site Ref: MDR005	Site Ref: MDR006	Site Ref: MDR007	Site Ref: MDR008	Site Ref: MDR009	Site Ref: MDR010	Site Ref: MDR011X
1	***Site wholly or partly within one or more of the following (record all that apply):***													
	Special Area of Conservation	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
2	***Site boundary within buffer zone [1] of one or more (record all that apply):***													
	1km of a Special Area of Conservation	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	-	-	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	-	0	0	-	0	0	0	0	-	0
4	***Site contains one or more (or part) of the following [2] (record all that apply):***													
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***													
	Primary School	*Yes = plus score (+) No = minus score (-)*	-	+	+	-	+	+	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	+	-	-	-	-
	Library(permanent or mobile library stop)		-	+	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	+	-	-	-	+	-	-	-	-	+	+
	Children's playground		-	+	+	+	+	+	+	+	+	-	+	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	-	+	+
	Amenity green space		-	+	+	-	+	+	+	+	-	-	+	+
	Accessible natural green space (natural/semi-natural green space)		-	-	+	-	-	+	-	-	-	-	+	+
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	+	+	-	-	+	-	-	-	+	+	-
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	0	0	-	0	0	-	-	-	-	0	0
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	-	0	0	0	0	-	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	-	0	0	-	-
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	+	+	+	+	0	0	+	0	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	-	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***													
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	--	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0	0	0	0
14	***Site boundary within buffer zone [5] of one or more (record all that apply):***													
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	-	0	0	0	0	-	-
	300m of a Conservation Area		0	-	0	-	-	-	0	0	-	0	-	-
	300m of a Listed Building		-	-	-	0	-	-	0	0	-	0	-	0
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*												
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*									-		-	-
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0						0					
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*		+	+	+	+	+		+		+		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
		Overall Score	**-11**	**5**	**3**	**-6**	**-2**	**0**	**-4**	**-1**	**-10**	**-8**	**-5**	**-5**
	Range is 5 to -12 Good is 5 to 0 Fair is -1 to -6 Poor is-7 to -12	**Overall Sustainability Conclusion**	**Poor**	**Good**	**Good**	**Fair**	**Fair**	**Good**	**Fair**	**Fair**	**Poor**	**Poor**	**Fair**	**Fair**

Criteria	Criteria Description	Scoring Guide	Site Ref: MDR012	Site Ref: MDR013	Site Ref: MDR014	Site Ref: MDR015	Site Ref: MDR016	Site Ref: MDR018	Site Ref: MDR018VAR	Site Ref: MDR019	Site Ref: MDR021	Site Ref: MDR023	Site Ref: MDR025	Site Ref: MDR026
	Site wholly or partly within one or more of the following (record all that apply):													
1	*Special Area of Conservation*	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	--	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site boundary within buffer zone [1] of one or more (record all that apply):													
2	*1km of a Special Area of Conservation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	-	0	0	0	0	0	-	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	-	0	0	0	0	0	0	-	0	0
	Site contains one or more (or part) of the following [2] (record all that apply):													
4	*Children's playground*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	-	-	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	Site boundary within 480m [3] of one or more of the following (record all that apply):													
5	*Primary School*	*Yes = plus score (+) No = minus score (-)*	+	-	-	-	-	+	+	+	+	+	+	+
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	+	+	+	+	-	+	-
	Leisure centre		-	-	-	-	-	+	+	-	+	+	+	-
	Children's playground		+	+	-	+	+	+	+	+	+	+	+	+
	Outdoor sports facility		+	+	-	+	+	+	+	+	+	+	+	+
	Amenity green space		+	+	-	+	+	+	+	+	+	+	+	+
	Accessible natural green space (natural/semi-natural green space)		-	-	-	+	-	-	-	-	-	+	-	+
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	-	+	-	-	+	+	-	-	+	+	+
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	0	0	0	0	0	0	0
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	-	0	0	0	0	-	0	0	0	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	-	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	0	0	0	+	0	+	+	0	+	+
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
	Site wholly/partly within/contains any of the following (record all that apply):													
13	*a World Heritage Site or its buffer zone*	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	--	--	--	--	0	0	0
	a Listed Building		0	0	0	0	0	--	0	--	0	0	0	0
	Site boundary within buffer zone [5] of one or more (record all that apply):													
14	*300m of a World Heritage Site or its buffer zone*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	-	0	0
	300m of a Conservation Area		-	0	0	0	0	-	-	-	-	-	-	0
	300m of a Listed Building		-	0	-	0	0	-	-	-	-	-	-	-
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*												
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*	-		-						-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*		0		0	0							
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*						+	+	+		+	+	+
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
		Overall Score	**-6**	**-4**	**-12**	**-2**	**-4**	**-1**	**1**	**-3**	**-3**	**0**	**5**	**4**
	Range is 5 to -12 Good is 5 to 0 Fair is -1 to -6 Poor is-7 to -12	**Overall Sustainability Conclusion**	**Fair**	**Fair**	**Poor**	**Fair**	**Fair**	**Fair**	**Good**	**Fair**	**Fair**	**Good**	**Good**	**Good**

Criteria	Criteria Description	Scoring Guide	Site Ref: MDR027	Site Ref: MDR028	Site Ref: MDR029	Site Ref: MDR031	Site Ref: MDR032	Site Ref: MDR034	Site Ref: MDR035X	Site Ref: MDR037	Site Ref: MDR038	Site Ref: MDR039	Site Ref: MDR040	Site Ref: MDR041
	Site wholly or partly within one or more of the following (record all that apply):													
1	*Special Area of Conservation*	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site boundary within buffer zone [1] of one or more (record all that apply):													
2	*1km of a Special Area of Conservation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	0	-	0	0	0	-	0	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	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
	Site contains one or more (or part) of the following [2] (record all that apply):													
4	*Children's playground*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	-	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	-	0	0	0	-	0
	Site boundary within 480m [3] of one or more of the following (record all that apply):													
5	*Primary School*	*Yes = plus score (+) No = minus score (-)*	-	-	-	-	-	+	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	+	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	+	+	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	+	+	+	+	+	+	-	-	+	+
	Outdoor sports facility		+	+	+	+	+	+	+	+	-	-	+	+
	Amenity green space		-	+	+	+	+	+	+	+	-	-	-	+
	Accessible natural green space (natural/semi-natural green space)		+	+	+	-	-	-	+	-	-	-	+	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4]:*	*Yes = plus score (+) No = minus score (-)*	-	+	-	+	+	-	-	-	-	+	-	+
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	-	-	-	0	-	-	-	0	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	-	0	-	0	0	0	0	-	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	-	-	0	-	-	0	-	0	0	-	-
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	0	0	0	0	0	0	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
	Site wholly/partly within/contains any of the following (record all that apply):													
13	*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
	Site boundary within buffer zone [5] of one or more (record all that apply):													
14	*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
	300m of a Conservation Area		0	-	-	0	0	0	0	0	0	0	0	0
	300m of a Listed Building		0	-	-	-	0	-	0	0	0	0	0	0
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*												
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*	-	-	-				-				-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*					0	0		0	0	0		0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*				+								
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
		Overall Score	**-5**	**-4**	**-5**	**-5**	**-3**	**-3**	**-4**	**-7**	**-10**	**-8**	**-7**	**-3**
	Range is 5 to -12 Good is 5 to 0 Fair is -1 to -6 Poor is-7 to -12	**Overall Sustainability Conclusion**	**Fair**	**Fair**	**Fair**	**Fair**	**Fair**	**Fair**	**Fair**	**Poor**	**Poor**	**Poor**	**Poor**	**Fair**

Criteria	Criteria Description	Scoring Guide	Site Ref: MDR042	Site Ref: MDR043	Site Ref: MDR044	Site Ref: MDR045	Site Ref: MDR046	Site Ref: MDR047	Site Ref: MDR048	Site Ref: MDR049	Site Ref: MDR030 &MDR043
1	***Site wholly or partly within one or more of the following (record all that apply):***										
	Special Area of Conservation	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0
2	***Site boundary within buffer zone [1] of one or more (record all that apply):***										
	1km of a Special Area of Conservation	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
4	***Site contains one or more (or part) of the following [2] (record all that apply):***										
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***										
	Primary School	*Yes = plus score (+) No = minus score (-)*	-	-	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-
	Children's playground		+	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	-	-	-	-	-	-	-
	Amenity green space		+	-	-	-	-	-	-	-	-
	Accessible natural green space (natural/semi-natural green space)		-	-	-	-	-	-	-	-	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	+	-	-	-	+	-	-	+
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	0	-	-	-	0	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	-	0	0	0	0	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	0	0	0	0	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***										
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0
14	***Site boundary within buffer zone [5] of one or more (record all that apply):***										
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0
	300m of a Listed Building		0	0	0	0	0	0	0	0	0
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*									
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*									
	Please note: where a site falls into more than one category, highest sensitivity category is recorded										
		Overall Score	**-5**	**-8**	**-7**	**-10**	**-10**	**-8**	**-9**	**-10**	**-8**
	Range is 5 to -12 Good is 5 to 0 Fair is -1 to -6 Poor is-7 to -12	**Overall Sustainability Conclusion**	**Fair**	**Poor**	**Poor**	**Poor**	**Poor**	**Poor**	**Poor**	**Poor**	**Poor**

Community Hub: Hinstock

Criteria	Criteria Description	Scoring Guide	Site Ref: HKW001	Site Ref: HKW002	Site Ref: HKW003	Site Ref: HKW004	Site Ref: HKW005	Site Ref: HKW006	Site Ref: HKW007X	Site Ref: HKW009	Site Ref: HKW009VARa	Site Ref: HKW009VARb	Site Ref: HKW012
1	***Site wholly or partly within one or more of the following (record all that apply):***												
	Special Area of Conservation	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
2	***Site boundary within buffer zone [1] of one or more (record all that apply):***												
	1km of a Special Area of Conservation	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
4	***Site contains one or more (or part) of the following [2] (record all that apply):***												
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	-	-	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***												
	Primary School	*Yes = plus score (+) No = minus score (-)*	+	+	-	+	+	+	+	+	+	+	+
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	-	+	+	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	-	+	+	+	+	+	+	+	-
	Outdoor sports facility		+	-	-	+	+	+	+	+	+	+	-
	Amenity green space		-	-	-	-	-	-	+	-	+	+	-
	Accessible natural green space (natural/semi-natural green space)		+	-	-	+	+	+	+	+	+	+	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	-	-	-	-	-	-	-	-	-	-
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	-	-	-	-	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	-	-	-	-	-	-
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	+	+	0	0	0	0	0	0	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	-	0	0	0	0	0	0	0	0	0	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***												
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0	0	0
14	***Site boundary within buffer zone [5] of one or more (record all that apply):***												
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
	300m of a Listed Building		0	-	0	-	-	0	0	-	-	-	-
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*											
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*											
	Please note: where a site falls into more than one category, highest sensitivity category is recorded												
		Overall Score	**-3**	**-7**	**-11**	**-4**	**-4**	**-3**	**1**	**-5**	**-1**	**0**	**-10**
	Range is 3 to -13 Good is 3 to -2 Fair is -3 to-8 Poor is -9 to -13	**Overall Sustainability Conclusion**	**Good**	**Fair**	**Poor**	**Fair**	**Fair**	**Good**	**Good**	**Fair**	**Good**	**Good**	**Poor**

Criteria	Criteria Description	Scoring Guide	Site Ref: HKW013	Site Ref: HKW014	Site Ref: HKW015	Site Ref: HKW016	Site Ref: HKW017	Site Ref: HKW018	Site Ref: HKW018VAR
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
	Ramsar Site		0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0
2	***Site boundary within buffer zone [1] 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
	1km of a Ramsar Site		0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
4	***Site contains one or more (or part) of the following [2] (record all that apply):***								
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***								
	Primary School	*Yes = plus score (+) No = minus score (-)*	-	-	-	-	+	+	+
	GP surgery		-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	+	+	+
	Leisure centre		-	-	-	-	-	-	-
	Children's playground		-	-	-	-	-	-	-
	Outdoor sports facility		-	-	-	-	+	+	+
	Amenity green space		-	-	-	-	-	-	-
	Accessible natural green space (natural/semi-natural green space)		-	-	-	-	-	-	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	-	-	-	-	-	-
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	-	-
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	+	0	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***								
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0
	a Scheduled Monument		0	--	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0
14	***Site boundary within buffer zone [5] of one or more (record all that apply):***								
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	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
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*							
	Please note: where a site falls into more than one category, highest sensitivity category is recorded								
		Overall Score	**-11**	**-13**	**-10**	**-12**	**-5**	**-5**	**-5**
	Range is 3 to -13 Good is 3 to -2 Fair is -3 to-8 Poor is -9 to -13	**Overall Sustainability Conclusion**	**Poor**	**Poor**	**Poor**	**Poor**	**Fair**	**Fair**	**Fair**

Community Hub: Hodnet

Criteria	Criteria Description	Scoring Guide	Site Ref: HHH001	Site Ref: HHH002	Site Ref: HHH003	Site Ref: HHH004X	Site Ref: HHH005	Site Ref: HHH006X	Site Ref: HHH010	Site Ref: HHH012	Site Ref: HHH013	Site Ref: HHH014	Site Ref: HHH015
1	***Site wholly or partly within one or more of the following (record all that apply):***												
	Special Area of Conservation	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
2	***Site boundary within buffer zone[1] of one or more (record all that apply):***												
	1km of a Special Area of Conservation	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	-	-	0	0	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
4	***Site contains one or more (or part) of the following[2] (record all that apply):***												
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	-	-
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0
5	***Site boundary within 480m[3] of one or more of the following (record all that apply):***												
	Primary School	*Yes = plus score (+) No = minus score (-)*	+	+	-	-	+	-	-	-	-	+	+
	GP surgery		-	+	+	+	+	+	-	-	+	-	-
	Library(permanent or mobile library stop)		-	-	-	+	-	+	-	-	-	+	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	-	-	+	-	+	-	-	+	+
	Outdoor sports facility		+	+	-	+	+	-	-	-	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	+	+
	Accessible natural green space (natural/semi-natural green space)		-	-	-	-	-	-	-	-	-	-	-
6	*Site boundary within 480m[3] of a public transport node with a regular service offered during peak travel times[4]:*	*Yes = plus score (+) No = minus score (-)*	+	+	+	+	+	+	-	-	+	+	+
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-	-	-	-	-	-	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	-	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	+	0	0	0	0	0	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***												
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	--	--	--	0	--	0	0	0	--	--
	a Listed Building		0	0	0	--	0	0	0	0	0	0	0
14	***Site boundary within buffer zone[5] of one or more (record all that apply):***												
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	-	-	0	0	0	-	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	1
	300m of a Registered Park or Garden		-	-	-	-	-	0	0	0	-	-	-
	300m of a Conservation Area		-	-	-	-	-	-	0	0	-	-	-
	300m of a Listed Building		-	-	-	-	-	-	-	0	-	0	0
15	*Site is wholly/partly classified as very high landscape sensitivity for **residential***	*Double minus score (--)*											
	*Site is wholly/partly classified as high landscape sensitivity for **residential***	*Minus score (-)*		-	-	-	-	-			-		
	*Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for **residential***	*Zero score (0)*	0						0	0		0	0
	*Site is wholly classified as low **landscape sensitivity** for **residential** or site is inside the development boundary*	*Plus score (+)*											
	Please note: where a site falls into more than one category, highest sensitivity category is recorded												
		Overall Score	**-8**	**-7**	**-12**	**-11**	**-6**	**-9**	**-10**	**-11**	**-9**	**-4**	**-2**
	Range is -1 to -12 Good is -1 to -4 Fair is -5 to -8 Poor is -9 to -12	**Overall Sustainability Conclusion**	**Fair**	**Fair**	**Poor**	**Poor**	**Fair**	**Poor**	**Poor**	**Poor**	**Poor**	**Good**	**Good**

Criteria	Criteria Description	Scoring Guide	Site Ref: HHH016	Site Ref: HHH017	Site Ref: HHH001 & HHH014
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
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	0	0
	Local Nature Reserve		0	0	0
2	***Site boundary within buffer zone [1] 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
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	0	0
	250m of a Wildlife Site		0	0	0
	100m of a Local Nature Reserve		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 following [2] (record all that apply):***				
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0
	Outdoor sports facility		-	-	-
	Amenity green space		0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***				
	Primary School	*Yes = plus score (+) No = minus score (-)*	+	+	+
	GP surgery		-	-	-
	Library(permanent or mobile library stop)		+	+	+
	Leisure centre		-	-	-
	Children's playground		+	+	+
	Outdoor sports facility		+	+	+
	Amenity green space		+	+	+
	Accessible natural green space (natural/semi-natural green space)		-	-	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	+	+	+
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0
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
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		--	--	--
	a Listed Building		0	0	0
14	***Site boundary within buffer zone [5] 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
	300m of a Scheduled Monument		-	-	-
	300m of a Registered Battlefield		2	3	4
	300m of a Registered Park or Garden		-	-	-
	300m of a Conservation Area		-	-	-
	300m of a Listed Building		0	0	-
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*			
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0	0	0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*			
	Please note: where a site falls into more than one category, highest sensitivity category is recorded				
		Overall Score	**-3**	**-1**	**-5**
	Range is -1 to -12 Good is -1 to -4 Fair is -5 to -8 Poor is -9 to -12	**Overall Sustainability Conclusion**	**Good**	**Good**	**Fair**

Community Hub:
Woore, Irelands Cross and Pipe Gate

Criteria	Criteria Description	Scoring Guide	Site Ref: PIP001	Site Ref: PIP004	Site Ref: PIP004VAR	Site Ref: WIC001	Site Ref: WIC002	Site Ref: WIC003	Site Ref: WIC004	Site Ref: WIC005	Site Ref: WIC008	Site Ref: WIC009	Site Ref: WIC010	Site Ref: WIC011
1	***Site wholly or partly within one or more of the following (record all that apply):***													
	Special Area of Conservation	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
2	***Site boundary within buffer zone [1] of one or more (record all that apply):***													
	1km of a Special Area of Conservation	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	-	0
	100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	-	0	0	0	0	0	0	0
4	***Site contains one or more (or part) of the following [2] (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 480m [3] 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	-
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	0	0	0	+	0	0	0	+	0	+	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
13	***Site wholly/partly within/contains any of the following (record all that apply):***													
	a World Heritage Site or its buffer zone	*Yes = double minus score (--) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	--	0	0	0	0	0
14	***Site boundary within buffer zone [5] of one or more (record all that apply):***													
	300m of a World Heritage Site or its buffer zone	*Yes = minus score (-) No = zero score (0)*	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	-	0	0	0	-	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	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 (--)*											not assessed	
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0	0	0	0	0	0	0	0	0	0		0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*												
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
		Overall Score	**-9**	**-11**	**-12**	**-1**	**-4**	**-3**	**-7**	**-4**	**-5**	**-3**	**-10**	**-11**
	Range is -1 to -14 Good is -1 to -5 Fair is-6 to -10 Poor is-11 to -14	**Overall Sustainability Conclusion**	**Fair**	**Poor**	**Poor**	**Good**	**Good**	**Good**	**Fair**	**Good**	**Good**	**Good**	**Fair**	**Poor**

Criteria	Criteria Description	Scoring Guide	Site Ref: WIC013	Site Ref: WIC014	Site Ref: WIC015	Site Ref: WIC016
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
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
	Local Nature Reserve		0	0	0	0
2	***Site boundary within buffer zone [1] 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
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0
	500m of Ancient woodland		-	0	0	0
	250m of a Wildlife Site		0	0	0	0
	100m of a Local Nature Reserve		0	0	0	0
3	*Tree Preservation Order (single or group) within or on site boundary*	*Yes = minus score (-) No = zero score (0)*	0	-	0	-
4	***Site contains one or more (or part) of the following [2] (record all that apply):***					
	Children's playground	*Yes = minus score (-) No = zero score (0)*	0	0	0	0
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0
5	***Site boundary within 480m [3] of one or more of the following (record all that apply):***					
	Primary School	*Yes = plus score (+) No = minus score (-)*	-	+	-	-
	GP surgery		-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-
	Leisure centre		-	-	-	-
	Children's playground		-	+	-	-
	Outdoor sports facility		-	+	+	-
	Amenity green space		-	+	-	-
	Accessible natural green space (natural/semi-natural green space)		-	-	-	-
6	*Site boundary within 480m [3] of a public transport node with a regular service offered during peak travel times [4] :*	*Yes = plus score (+) No = minus score (-)*	-	-	-	-
7	*Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)*	*Yes = minus score (-) No = zero score (0)*	-	-	-	-
8	*All or part of the site within a Source Protection Zone (groundwater)*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0
9	*All or part of the site is within Flood Zones 2 or 3*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0
10	*Site wholly/partly within an Air Quality Management Area*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0
11	*Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use*	*Yes = plus score (+) No = zero score (0)*	0	+	0	0
12	*Site would displace an existing waste management operation*	*Yes = minus score (-) No = zero score (0)*	0	0	0	0
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
	a Scheduled Monument		--	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
	a Listed Building		0	0	0	0
14	***Site boundary within buffer zone [5] 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
	300m of a Scheduled Monument		-	-	-	0
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
	300m of a Listed Building		0	-	0	0
15	*Site is wholly/partly classified as very high landscape sensitivity for* ***residential***	*Double minus score (--)*				
	Site is wholly/partly classified as high landscape sensitivity for ***residential***	*Minus score (-)*				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for ***residential***	*Zero score (0)*	0	0	0	0
	Site is wholly classified as low ***landscape sensitivity*** *for* ***residential*** *or site is inside the development boundary*	*Plus score (+)*				
	Please note: where a site falls into more than one category, highest sensitivity category is recorded					
		Overall Score	**-14**	**-4**	**-9**	**-11**
Range is -1 to -14 Good is -1 to -5 Fair is-6 to -10 Poor is-11 to -14		**Overall Sustainability Conclusion**	**Poor**	**Good**	**Fair**	**Poor**

Market Drayton Place Plan Area Stage 2b Screening of Sites: Site Assessments

Principal Centre: Market Drayton

Site Assessment - Stage 2b

Site Reference:	**LCA001**
Site Address:	Land adjacent to Fabric Cottages, Longford, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	3.17
Indicative Capacity (Dwellings):	95
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of small agricultural fields located between the settlement of Longford and a protected employment allocation (the Muller/Culina Site), which is located to the west of Market Drayton.
Surrounding Character:	Character to the east and west is predominantly agricultural. Character to the north is residential, beyond which it is agricultural. Character to the south is commercial.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site forms the entirety of the gap between Longford and Market Drayton.** **The site is more closely associated with the settlement of Longford than Market Drayton.**
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:	**MDR001**
Site Address:	77 - 83 Shropshire Street, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.08
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a precinct of five retail units with residential / commercial units above together and external parking court to the rear.
Surrounding Character:	The surrounding uses include residential, retail, office and public house. A high proportion of the retail units fronting the length of Shropshire Street are currently vacant.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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: Availability[1]:	
Size[2]:	**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 Suitability[3]:	
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:	**MDR002**
Site Address:	Car Sales Area, Salisbury Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.14
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a former scrap yard, now cleared and used as car sales area.
Surrounding Character:	There is a garage across the road from the site. Other surrounding uses are primarily residential.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] *:*	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.
Availability[1]**:**	
Conclusion: Size[2]**:**	**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 Suitability[3]**:**	
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:	**MDR003**
Site Address:	Haulage Yard, Newcastle Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.23
Indicative Capacity (Dwellings):	7
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A small irregularly shaped site sitting between the A53 and Newcastle Road to the north east extreme of the built form of Market Drayton. The site is currently used for the storage and distribution of aggregates. As such the site is surfaced and has some associated development. The site is screened by hedging.
Surrounding Character:	The surrounding area is predominantly residential.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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.
Availability[1]:	
Conclusion: Size[2]:	**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 Suitability[3]:	
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:	**MDR004**
Site Address:	Cricket Club, Betton Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.29
Indicative Capacity (Dwellings):	9
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site forms the north eastern end of the sport and leisure club ground and is currently formed of an area of hardstanding/parking and a number of buildings associated with the club. The site is flat.
Surrounding Character:	The surrounding development is entirely residential in character.
Suitability Information: (from SLAA)	Currently Suitable
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: Availability[1]:	
Size[2]:	**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 Suitability[3]:	
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:	**MDR005**
Site Address:	Land off Kilnbank Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	1.37
Indicative Capacity (Dwellings):	41
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is open grassland with a number of trees currently used for grazing horses. There is a marked downward slope north to south towards the River Tern some distance away. The site has a single point of access adjacent to Kilnbank Cottage. The site is adjacent to site MDR023.
Surrounding Character:	The site is mainly surrounded by a further agricultural land though the site is bordered along western and northern perimeters by a mix of size and age of residential dwellings.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site does not appear to have a road frontage or potential point of access.**
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:	**MDR006**
Site Address:	Land adjoining Adderley Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	4.55
Indicative Capacity (Dwellings):	137
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A flat site made up of 2 adjacent fields that are currently used for agricultural purposes. The site is bordered to the south by the A53 and to the east by Adderley Road. The site falls outside of the development boundary.
Surrounding Character:	Land to the west and north are also currently used for agriculture. To the south is the A53 on the other side of which new residential; development is being built. To the east of Adderley Road is the Burnside Business Park.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR007**
Site Address:	Land at Sych Farm
Settlement:	Market Drayton
Site Size (Ha):	1.36
Indicative Capacity (Dwellings):	41
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 50%
General Description:	The site appears to comprise a largely disused collection of farm buildings and their associated curtilage. The site is flat in nature. The site forms part of Sych Farm Phase 1 and as such is categorised as "protected employment". The site is within the development boundary.
Surrounding Character:	To the site's western boundary is a large public house and its associated parking whilst to the north lies a lorry park and business park. To the East is agricultural land. To the south is the A53 on the opposite of which lies further business park development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR008**
Site Address:	Land adjoining Betton Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	2.06
Indicative Capacity (Dwellings):	62
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A triangular piece of land immediately to the north of the A53 and therefore currently outside of the development boundary. The land is flat in character and is used for agricultural purposes.
Surrounding Character:	Land to the east, north and west are all also of an agricultural nature. Land to the south on the opposite side of the A53 is residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR009**
Site Address:	Land adjacent to Kirkridge, Shrewsbury Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	1.13
Indicative Capacity (Dwellings):	34
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This site sits within the land between the Shrewsbury Road and A53 adjacent to the roundabout which forms the junction for these roads. The site is level and grassed currently used for grazing. The site forms part of the Muller/Culina protected employment land but is not yet specifically allocated.
Surrounding Character:	This site sits within the land between the Shrewsbury Road and A53 adjacent to the roundabout which forms the junction for these roads: as such the majority of the boundary is formed by roads. To the immediate eastern end of the site is a small amount of residential development. On the other side of the A53 is further agricultural land also designated as protected employment land and on the other side of the Shrewsbury Rd is the Muller/Cucina 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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR010**
Site Address:	Five Ways, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.91
Indicative Capacity (Dwellings):	27
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is used as grazing land. It is fairly level with the River Tern running along the south west boundary.
Surrounding Character:	Site located to south east of Five Ways, Walkmill Road with residential dwellings to the north and Walkmill Industrial Estate to the west and south. Pell Wall Historic Parkland is located to the south beyond the River Tern.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**Much of the site is located within flood zones 2 and/or 3.**
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:	**MDR011X**
Site Address:	Land adjacent to Autumn Vale
Settlement:	Market Drayton
Site Size (Ha):	0.19
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of a field. Site boundaries are defined by property curtilages to the north, field boundaries/property curtilages to east and west and are undefined to the south.
Surrounding Character:	Residential to north and rural to the south.
Suitability Information: (from SLAA)	Not Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	**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 Suitability[3]:	**As the site is less than 0.2ha it has been excluded from the SLAA.**
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:	**MDR012**
Site Address:	Land at Victoria Farm, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	2.90
Indicative Capacity (Dwellings):	87
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site immediately adjacent to the northern side of the A53 . The site is mainly flat in nature and is formed of 6 entire fields and approximately half of another. The site is utilised for agricultural purposes and is bisected across its south western corner for a length of approx. 300 metres by the Shropshire Union Canal. The site's frontage (approx. 730m) to the A53 is formed by a verge and low fence with trees and hedgerow at some points whilst the frontages to the associated minor roads and internally are established hedgerow.
Surrounding Character:	The sites neighbours fronting to the northern side of the A53 are agricultural in nature but are also subject to assessment in this study. Development to the southern, opposite, side of the A53 is residential.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR013**
Site Address:	Land adj. to Westways, Adderley Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.52
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small, flat site currently utilised for horse grazing. The site is bounded by the A53 to the south and the roundabout to the east connecting to Adderley Road and the dwelling Westways.
Surrounding Character:	The site is bounded to the north by further agricultural land (MRD006) which is currently used for agricultural purposes. The land is adjacent to the dwelling Westways. To the opposite side of the A53 is residential development whilst to the opposite side of Adderley Rd is the Burnside Business Park.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR014**
Site Address:	Land at Fordhall Farm, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	4.81
Indicative Capacity (Dwellings):	144
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This site is formed of a field currently used for agricultural purposes. The site is flat with some frontage to the A53
Surrounding Character:	The site is mainly surrounded by further agricultural land and some woodland to its eastern and northern boundaries which separate it from the Culina logistics depot and Fordhall Cottages.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR015**
Site Address:	Land west of Sych Farm, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	3.82
Indicative Capacity (Dwellings):	115
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An area of flat agricultural land which surrounds on three sides a substantial single dwelling (The Woodlands) and its large curtilage which is also considered part of the site. Within the site the Woodlands and its curtilage are well screened by trees whilst the perimeter of the site largely consists of mature hedgerows.
Surrounding Character:	To the south and east of the site is located a business park incorporating a sawmill, builders merchant, electrical wholesaler, auction house, tyre centre and veterinary surgery. To the north of the site is agricultural land. The site is bounded to the west by Adderley Rd, the opposite side of which is currently in agricultural use (site MDR006 of this study)
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR016**
Site Address:	Land adjacent to west of Adderley Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.71
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a long ovoid shape immediately adjacent to a curve on the A53 filling a space between the road and the recreation ground. Maximum dimensions 275mx40m. The site is grassed and flat in character and separated from the adjacent residential development and recreation ground by an established hedgerow.
Surrounding Character:	To its north the site has a long frontage to the A53 on the opposite side of which is a large tract of land currently in agricultural use (MDR042 of this study). To the south west of the site is a site also in agricultural land but allocated for housing (SAMDEV MD030). To the south of the site is an area of land currently used for recreational purposes (including the football club). To the south east of the site is residential development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR018**
Site Address:	34 - 36 Stafford Street through to High Street, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	1.17
Indicative Capacity (Dwellings):	35
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A complex town centre site that currently comprises an existing car sales business on Stafford St, a bowling club and some vacant land to the interior of the site and a piece of vacant land facing Great Hales Street adjacent to the Red Lion pub.
Surrounding Character:	The town centre site is surrounded by a mix of uses including residential, retail (including a recent Asda store), drinking establishments and hotels and restaurants.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR018VAR**
Site Address:	34 - 36 Stafford Street through to High Street, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.60
Indicative Capacity (Dwellings):	18
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 80%
General Description:	A complex town centre site that currently comprises an existing car sales business on Stafford Street and some back land.
Surrounding Character:	The town centre site is surrounded by a mix of uses including residential, retail (including a recent Asda store), drinking establishments and hotels and restaurants.
Suitability Information: (from SLAA)	N/A
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR019**
Site Address:	Brooklyn House, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.21
Indicative Capacity (Dwellings):	6
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is fronted by a large single dwelling and its associated outbuildings including a coach house. The property is G2 listed and falls within the Conservation Area.. To the rear of the house is a garden.
Surrounding Character:	The surrounding character of the area is predominantly residential though to the east of the property on the other side of Great Hales St which partly bounds the property is a school.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	**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 Suitability[3]:	
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:	**MDR021**
Site Address:	Land off Pheonix Bank, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.46
Indicative Capacity (Dwellings):	14
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A low lying site to the south of Market Drayton town centre immediately adjacent to the A529 Newport Rd/Newtown road junction. The site is currently occupied by a series of workshops.
Surrounding Character:	On the same side of the road the site is immediately surrounded by a single dwelling and similar workshops. To the other side of the A529 is the Market Drayton swimming centre, skatepark etc which is in turn bounded by the River Tern.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	**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 Suitability[3]:	**Much of the site is located within flood zones 2 and/or 3.**
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:	**MDR023**
Site Address:	Land off Kilnbank Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.63
Indicative Capacity (Dwellings):	19
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This site comprises grassland for grazing and is adjacent to site MDR005. The site is contained within hedgerow and has a marked downward slope north to south towards the River Tern some distance away. The site has no direct access to a road.
Surrounding Character:	To the north and east the site is surrounded by further agricultural land. To the west and south the land is bounded by residential development.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site does not appear to have a road frontage or potential point of access.**
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:	**MDR025**
Site Address:	Land to rear of Salopian Star, Stafford Street, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.03
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A small enclosed rectangular site, currently in use as a car park. Access is provided off Cross Street.
Surrounding Character:	There is a public house/hotel to the north of the site; apartments and dwellings to the west of the site; a supermarket to the east of the site; and a car park to the south of the site.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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: Availability[1]:	
Size[2]:	**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 Suitability[3]:	
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:	**MDR026**
Site Address:	Pet Market, Shrewsbury Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.14
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Large plot containing a single large red-brick fronted building (in use by Pet First as a shop) surrounded by a large area of hardstanding.
Surrounding Character:	The surrounding area is primarily residential.
Suitability Information: (from SLAA)	Currently Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	**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 Suitability[3]:	
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:	**MDR027**
Site Address:	Land off Quarry House Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.25
Indicative Capacity (Dwellings):	8
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site falls within the curtilage of and to the south of 45 Valley View with access onto Bottom Lane, a restricted byway, and agricultural fields beyond. The site falls outside of the development boundary.
Surrounding Character:	To the east is a public right of way, Quarry Farm Lane, with houses to the east of it. To the west there are a number there are a number of dwellings off the end of Valley View with further agricultural land separating these from Bottom Lane.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	**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 Suitability[3]:	**The site does not appear to have a road frontage or potential point of access.**
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:	**MDR028**
Site Address:	Land adjacent to the Old Dairy, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	1.56
Indicative Capacity (Dwellings):	47
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two fields which are both scrubland on their northern element and wooded on the southern element. The sites southern boundary abuts the River Tern.
Surrounding Character:	Character to east and west is similar to the site itself. Character to the south is also a mix of woodland/scrubland, outdoor sports facilities (golf course), and large rural dwellings on large plots.
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR029**
Site Address:	Land to the south of Newtown Leys, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	2.06
Indicative Capacity (Dwellings):	62
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Approximately 60% of the site is within flood zones 2 and 3 and is formed by land behind current development sloping gently down to the River Tern. The land is currently used for agricultural and there a number of trees on the site.
Surrounding Character:	The site has some low density dwellings adjacent to it to its north western quadrant whose curtilage also form the western boundary. The site's remaining boundary is formed by the River Teme whose opposite bank is formed by Pell Wall Park.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**Approximately 60% of the site is within flood zones 2 and/or 3.** **The site does not appear to have a road frontage or potential point of access.**
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:	**MDR031**
Site Address:	Longford Turning, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	4.48
Indicative Capacity (Dwellings):	134
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This site is currently agricultural in nature. The site is long (approx. 420m) and narrow tapering from its 120m (approx.) frontage on Shrewsbury Road at its northern end to 50m (approx.) to its southern end. The roundabout off Shrewsbury Rd to Tern Valley Business Park is situated in the northern end of the site with the north western corner of the site being designated as protected employment land to accommodate this access. The site falls in the development boundary.
Surrounding Character:	The western side of the site is bounded by the Tern Valley Business Park whilst the eastern side is residential in nature. The southern end is bounded by an area of woodland
Suitability Information: (from SLAA)	Currently Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR032**
Site Address:	Long Meadow Farm, Longslow Road, A53, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	24.99
Indicative Capacity (Dwellings):	750
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a large, flat area currently formed of three fields used for agricultural purposes bisected roughly halfway by the road to Longslow. The site falls to the north of the A53 and is accordingly outside the development boundary.
Surrounding Character:	The site is neighboured by similar fields used for agricultural purposes. The land on the south side of the A53 is currently used for agriculture but is allocated in the SAMDEV for housing.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR034**
Site Address:	Land to north of A53 and west of Maer Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	5.67
Indicative Capacity (Dwellings):	170
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site falls between a business park and canal and is currently in agricultural use. It is flat in nature and formed of 5 fields separated by established hedgerows.
Surrounding Character:	To the west of the canal (which forms the eastern boundary of the site) the surrounding activity is employment land (mainly B2 and B8). The east of the canal currently remains agricultural in nature.
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR035X**
Site Address:	Land North East Side of Bottom Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.19
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	**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 Suitability[3]:	**As the site is less than 0.2ha it has been excluded from the SLAA.**
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:	**MDR037**
Site Address:	Land off Greenfield Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	7.34
Indicative Capacity (Dwellings):	220
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site, which falls within the development boundary, comprises a number of Soccer and Rugby Football playing pitches along with associated development. The site is split by Greenfields Lane.
Surrounding Character:	The site is bounded to the eastern side by recent residential development whilst there is currently agricultural land to the other sides of the site, though it should be noted that with the exception of a small area (MDR016) to the north of this site much of the adjoining land is allocated for housing by SAMDEV (MD030, MDO10/028)
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The majority of the site has been identified as an outdoor sports facility. However it is understood that the Market Drayton Neighbourhood Plan is seeking to re-locate these facilities to an alternative and improved site and release this land for development.**
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:	**MDR038**
Site Address:	Land west of Sych Farm, Western Way, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	3.82
Indicative Capacity (Dwellings):	115
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is currently in agricultural use and is gently undulating.
Surrounding Character:	The site is bounded to the south by the northern edge of the business park to which this site would form an extension. The remainder of the surrounding area is in agricultural use.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site is in an employment setting.**
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:	**MDR039**
Site Address:	Longford Turning, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	5.26
Indicative Capacity (Dwellings):	158
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A site formed of a single field in agricultural use situated on the northern side of the A53. The site is gently undulating and is bound by hedgerow.
Surrounding Character:	The site is largely surrounded buy agricultural land although to the north of the site, on the opposite side of the lane, is a short run of dwellings and to the north west an equestrian centre. To the south west of the site is the A53 to the opposite of which is agricultural land.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR040**
Site Address:	Flash Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	2.44
Indicative Capacity (Dwellings):	73
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises and irregularly shaped field to the south of Market Drayton lying between Bottom Lane and the River Tern. The site, of which approx. 50% of its area lies in Flood Zone 2&3, is flat and used for grazing.
Surrounding Character:	The site is bound to the north by Bottom Lane an unadopted track to the other side of which is an area of amenity land. The River Tern flows to the south of the site beyond which is further agricultural land which also extends to the east and west of the site.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site does not appear to have a road frontage or potential point of access. Approximately 50% of the site is located within flood zones 2 and/or 3.**
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:	**MDR041**
Site Address:	North of A53 and east of Shrewsbury Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	14.41
Indicative Capacity (Dwellings):	432
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This large site, comprised of a single field, sits immediately to the north of the A53 and is currently in agricultural use. The site slopes down gently from South to North towards a water course.
Surrounding Character:	The site is bound to the south by the A53 beyond which is residential development To the remaining sides of the site is agricultural land.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR042**
Site Address:	North of the A53 and Greenfield Sportsfield, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	20.39
Indicative Capacity (Dwellings):	612
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This large site is formed of three fields currently used for agricultural purposes. The site is gently undulating sloping gently upwards to its north eastern corner. Situated to the northern side of the A53 to the north of Market Drayton the site is adjacent to but outside of the development boundary.
Surrounding Character:	The land surrounding the site to the north of the A53 is currently in agricultural use. Land to the south of the A53 opposite the site is allocated for residential development.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**MDR043**
Site Address:	Rear of Brookfields, Longford Turning, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	5.67
Indicative Capacity (Dwellings):	170
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of part of a large field in agricultural use to the north of Longford Lane enclosing to the rear of Brookfields cottages. The site is gently undulating.
Surrounding Character:	The surrounding area is predominantly agricultural in nature. To its east the site wraps around the Brookfields cottages whilst there is an equestrian centre to the opposite side of the lane at its western extent.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).**
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:	**MDR044**
Site Address:	Land off Tern View, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	1.52
Indicative Capacity (Dwellings):	46
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of an area of land previously used in connection with the treatment of sewage and now given over to open space. The site is bound by residential development to the north (Tern View) and the west (Valley View). The site is bound to the south and east by Bottom Lane, an unadopted track.
Surrounding Character:	To the north and west of the site is relatively recent residential development. To the site's southern and eastern sides it is bound by Bottom Lane, an unadopted track to the other side of which is agricultural land.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site does not appear to have a road frontage or potential point of access.**
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:	**MDR045**
Site Address:	Land at Sych Farm / Victoria Farm, Maer Lane, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	16.43
Indicative Capacity (Dwellings):	493
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Series of agricultural fields located to the north of Market Drayton and the A53. The site is allocated for employment development.
Surrounding Character:	Character to the north is employment, beyond which is agricultural. Character to the east is agricultural. Character to the West is employment. Character to the south is predominantly employment.
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR046**
Site Address:	East of Maer Lane and North of the A53, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	38.21
Indicative Capacity (Dwellings):	1146
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site located to the north of the A53 and north east of Market Drayton. The site consists of a series of agricultural fields.
Surrounding Character:	Character t the north and east is rural. Character to the south is predominantly residential. Character to the east is a mix of rural and land allocated for employment development.
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**MDR047**
Site Address:	Rear of the Villas, Shrewsbury Road, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	0.41
Indicative Capacity (Dwellings):	12
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 2%
General Description:	A linear site incorporating one of the two properties collectively described as 'The Villas' and land to the rear of the two properties.
Surrounding Character:	Character to the north, east and south is predominantly residential. Character to the west is a mix of woodland and scrubland beyond which is a commercial area.
Suitability Information: (from SLAA)	Currently Suitable
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: Availability[1]:	
Size[2]:	**As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).**
Strategic Suitability[3]:	
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:	**MDR048**
Site Address:	Land south of Berrisford Close, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	2.56
Indicative Capacity (Dwellings):	77
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A greenfield site located to the south of Market Drayton. The sites northern boundary is defined by residential curtilages. The sites western boundary is defined by an agricultural field boundary. The sites southern and western boundaries are largely informed by the extent of the flood zone, however elements of the site are within the flood zone.
Surrounding Character:	Character to the north is predominantly residential. Character to the south, east and west is predominantly agricultural.
Suitability Information: (from SLAA)	N/A
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**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:	**MDR049**
Site Address:	North of the A53 and Greenfield Sportsfield, Market Drayton
Settlement:	Market Drayton
Site Size (Ha):	34.48
Indicative Capacity (Dwellings):	1034
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This large site is formed of four fields currently used for agricultural purposes. The site is gently undulating, sloping gently upwards the east. Situated to the northern side of the A53 to the north of Market Drayton the site is adjacent to but outside of the development boundary.
Surrounding Character:	The land surrounding the site to the north of the A53 is currently in agricultural use. Land to the south of the A53 opposite the site is allocated for residential development.
Suitability Information: (from SLAA)	N/A
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**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.

Community Hub: Hinstock

Site Assessment - Stage 2b

Site Reference:	**HKW001**
Site Address:	Land off Wood Lane, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.52
Indicative Capacity (Dwellings):	16
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is currently used for the trading in vehicles, their spare parts and vehicle consumables and comprises a large yard area to the north of the site and a number of sheds top the south. The site has a long (120m approx.) frontage to the A529, Wood Lane, to its west and is flat. The site falls within the development boundary.
Surrounding Character:	To the opposite side of Wood Lane is a variety of housing types. The remaining sides to the site on the eastern side of Wood Lane comprise of fields in agricultural use.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**HKW002**
Site Address:	Bank House, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.99
Indicative Capacity (Dwellings):	30
Type of Site:	Mixed
If mixed, percentage brownfield:	
General Description:	The site is formed of the dwelling known as Bank House, its curtilage (including gardens) and part of an adjacent field. Bank House and the southern part of its curtilage is within the development boundary, the remainder of the site (i.e. the northern part of the curtilage and the part of the site formed from the field) is adjacent to the development boundary. The site fronts onto a lane to the south and slopes upwards gently S-N.
Surrounding Character:	To east and west of the site is residential development. To the north is agricultural land. To the south, on the opposite side of a narrow lane, is the curtilage of Malt House to the west and agricultural land to the 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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HKW003**
Site Address:	The Links, east of Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.44
Indicative Capacity (Dwellings):	13
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small wedge-shaped site situated to the east of Hinstock some way from the development boundary but adjacent to a small cluster of dwellings at Links Green. The site has a max depth of approx. 50m and is approx. 200m long. The site is currently used for agricultural purposes and is flat.
Surrounding Character:	To its west the site is bound by the curtilage of the dwellings at Links Green and to its south runs a lane to the other side of which is agricultural land. To the north and east of the site is further agricultural land separated from the site by hedgerows.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**HKW004**
Site Address:	Land opposite the Cricket Ground, Wood Lane, Hinstock
Settlement:	Hinstock
Site Size (Ha):	2.39
Indicative Capacity (Dwellings):	72
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises of a single field in agricultural use to the northern edge, but outside of, the development boundary. The site is gently undulating
Surrounding Character:	The site is bound to the west by Wood Lane to the opposite of which is residential development and the cricket club ground. To the north western corner of the site are four isolated dwellings with the remainder of the northern and eastern sides neighbouring agricultural land. To the south is a company that has a yard and a number of sheds engaged in the sale of motor vehicles, parts and consumables.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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.
Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HKW005**
Site Address:	Land at the Falcon Inn, Hinstock
Settlement:	Hinstock
Site Size (Ha):	1.94
Indicative Capacity (Dwellings):	58
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is in agricultural use.
Surrounding Character:	To the south, residential, otherwise agricultural use.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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.
Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HKW006**
Site Address:	Yew Tree Cottage, Old Chester Road, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.34
Indicative Capacity (Dwellings):	10
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a long (circa 100m) narrow (max 35m) piece of land to the NW of Hinstock just off the Chester Rd near the A41. The site has until recently been used as allotments. The site is adjacent to but outside of the development boundary.
Surrounding Character:	To the SE of the site is a service road off the Chester Rd which fronts the site. Opposite this is a narrow area of woodland which separates the service road and site from the main A41. To the south east and north west are existing residential properties and to the rear (NE) agricultural land
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site consists of public allotments.**
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:	**HKW007X**
Site Address:	Old Falcon Inn car park
Settlement:	Hinstock
Site Size (Ha):	0.04
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 Information [1] :	
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.
Availability[1]:	
Conclusion: Size[2]:	**As the site is less than 0.2ha, 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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).**
Strategic Suitability[3]:	**As the site is less than 0.2ha it has been excluded from the SLAA**
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:	**HKW009**
Site Address:	Land at School Bank Road, Hinstock
Settlement:	Hinstock
Site Size (Ha):	2.55
Indicative Capacity (Dwellings):	77
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The land is formed of the western portion of a field which is in agricultural use and part of the land associated with the primary school.
Surrounding Character:	To the west of the site, on the other side of the A529, is a range of dwellings and to the north west the primary school. There is residential development to the south of the site on Goldstone Rd to the opposite side of the road is the church. The remainder of the site is neighboured by agricultural land.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HKW009VARa**
Site Address:	Land at School Bank Road, Hinstock
Settlement:	Hinstock
Site Size (Ha):	4.26
Indicative Capacity (Dwellings):	128
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The land is formed of the western portion of a field which is in agricultural use and part of the land associated with the primary school.
Surrounding Character:	To the west of the site, on the other side of the A529, is a range of dwellings and to the north west the primary school. There is residential development to the south of the site on Goldstone Rd to the opposite side of the road is the church. The remainder of the site is neighboured by agricultural land.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HKW009VARb**
Site Address:	Land at School Bank Road, Hinstock
Settlement:	Hinstock
Site Size (Ha):	1.87
Indicative Capacity (Dwellings):	56
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The land is formed of the western portion of a field which is in agricultural use and part of the land associated with the primary school.
Surrounding Character:	To the west of the site, on the other side of the A529, is a range of dwellings and to the north west the primary school. There is residential development to the south of the site, separated by agricultural land, on Goldstone Rd to the opposite side of the road is the church. The remainder of the site is neighboured by agricultural land.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HKW012**
Site Address:	Land east of Marsh Lane, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.63
Indicative Capacity (Dwellings):	19
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small "L" shaped site that fronts onto Marsh Lane and wraps around the northern and eastern sides of St Oswald's View. The site is flat and is in agricultural use. The site is outside and virtually adjacent to the development boundary.
Surrounding Character:	The site is neighboured on two sides by St Oswald's View a small housing development and is fronted to its western side by Marsh Lane on the opposite side of which is agricultural land. The site is neighboured on its remaining sides by agricultural land.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**HKW013**
Site Address:	Land at Marsh Lane, Hinstock
Settlement:	Hinstock
Site Size (Ha):	1.21
Indicative Capacity (Dwellings):	36
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is flat and is formed of a number of small enclosures for livestock or equine grazing. The site has a frontage to Marsh Lane and wraps around the curtilages of 3,4 and 5 Marsh Lane. The site is some way from the settlement's development boundary
Surrounding Character:	The area comprises of scattered dwellings amidst agricultural land.
Suitability Information: (from SLAA)	Not Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**HKW014**
Site Address:	Land to south of Dale House, Hinstock
Settlement:	Hinstock
Site Size (Ha):	1.03
Indicative Capacity (Dwellings):	31
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a single field and a strip of utility land that separates the field from the A41 which, in turn, forms the western boundary of the site. The field, which is bound by established hedgerows, is in agricultural use and is flat.
Surrounding Character:	The site is bound to the west by the A41 to the opposite side of which is a farm house and associated farm buildings. To the north of the site is Dale House and to the east agricultural land. The site is bordered to the south and south east by the curtilages of low density dwellings.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**HKW015**
Site Address:	Dale House, Newport Street, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.28
Indicative Capacity (Dwellings):	8
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is comprised primarily of a disused garage to which were associated a number of sheds and a large area of hard-standing; this use discontinued in 2002 and the site has not been in economic use since. To the south east corner of the site is a small area of agricultural land. The site is therefore mainly of a brownfield nature although it does fall outside of the village's development boundary. The site is fronted by a lane which historically served the garage when in use.
Surrounding Character:	The site is surrounded by two well separated dwellings (Dale House and Brook House), their associated large gardens and agricultural land.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**HKW016**
Site Address:	Adjacent to Folly Foot Cottage, Marsh Lane, Hinstock
Settlement:	Hinstock
Site Size (Ha):	2.13
Indicative Capacity (Dwellings):	64
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HKW017**
Site Address:	Land south of The Old Malthouse, Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.61
Indicative Capacity (Dwellings):	18
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a large residential garden and part of a large agricultural field. Site boundaries are defined by the road to the north, property curtilages/road to the west, an agricultural field boundary to the south and are undefined to the east.
Surrounding Character:	Surrounding character consists of a mix of residential and agricultural.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HKW018**
Site Address:	Land east of Hinstock
Settlement:	Hinstock
Site Size (Ha):	2.27
Indicative Capacity (Dwellings):	68
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a large agricultural field located to the east of Hinstock. Site boundaries are defined by the road to the north, property curtilages, a road and an agricultural field boundary to the west and agricultural field boundaries to the south and east.
Surrounding Character:	Surrounding character consists of a mix of residential and agricultural.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HKW018VAR**
Site Address:	Land east of Hinstock
Settlement:	Hinstock
Site Size (Ha):	0.48
Indicative Capacity (Dwellings):	14
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two parcels of a large agricultural field to the east of Hinstock. Site boundaries of the eastern-most parcel are defined by a road to the north, agricultural field boundary to the east, property curtilage/agricultural field boundaries to the west and are undefined to the south. Site boundaries of the western-most parcel are defined by a road to the west, an agricultural field boundary to the south, an agricultural field boundary/property curtilage to the north and are undefined to the east.
Surrounding Character:	Surrounding character consists of a mix of residential and agricultural.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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.

Community Hub: Hodnet

Site Assessment - Stage 2b

Site Reference:	**HHH001**
Site Address:	Land adjacent to County Primary School, Hodnet
Settlement:	Hodnet
Site Size (Ha):	0.73
Indicative Capacity (Dwellings):	22
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small, rectangular site comprised of the portion of a field lying between the primary school and bowling club. The site lies to the east of Shrewsbury St. The site is currently in agricultural use and is flat. The site lies within the conservation area and development boundary of Hodnet.
Surrounding Character:	The south of the site is bordered by the primary school and its playing field whilst the north of the site is bordered by the access lane to the bowling club beyond which is established residential development. To the rear of the site is the remaining part of the field from which the site is derived whilst the front of the site looks over Shrewsbury Street towards the Hodnet estate.
Suitability Information: (from SLAA)	Currently Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH002**
Site Address:	Land to the rear of Shrewsbury Street, Hodnet
Settlement:	Hodnet
Site Size (Ha):	0.35
Indicative Capacity (Dwellings):	10
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises two (?early 19C) semi dethatched dwellings (9 & 11 Shrewsbury St), their curtilages and part of the curtilages to the rear of the properties on Church St backing onto the curtilage of 9 Shrewsbury St.
Surrounding Character:	The site lies in the middle of this historic and characterful settlement and as such is near to many of the facilities including the pub/hotel, shops, church etc. The southern boundary of 11 Shrewsbury St lies adjacent to the scheduled monument the Motte and Bailey which is incorporated into the registered parkland associated with Hodnet Hall.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information [1] *:*	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.
Availability[1]**:**	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Conclusion: Size[2]**:**	
Strategic Suitability[3]**:**	
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:	**HHH003**
Site Address:	Divisional Surveyors Office & Depot, Hearne Lane, Hodnet
Settlement:	Hodnet
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A small square site that is currently used as the Shropshire Council Highways Dept Depot. The site is situated to the north of Hodnet on Hearne Lane and falls within the development boundary.
Surrounding Character:	To the southern boundary of the site is Chantry Court a small residential development. There is agricultural land to the north and west of the site and facing the site from the other side of Hearne Lane
Suitability Information: (from SLAA)	Currently Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH004X**
Site Address:	Land between Drayton Road and Hearne Lane
Settlement:	Hodnet
Site Size (Ha):	0.18
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 Information [1] :	
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.
Availability[1]:	
Conclusion: Size[2]:	**As the site is less than 0.2ha, 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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).**
Strategic Suitability[3]:	**As the site is less than 0.2ha it has been excluded from the SLAA**
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:	**HHH005**
Site Address:	Land at Drayton Road, Hodnet
Settlement:	Hodnet
Site Size (Ha):	1.67
Indicative Capacity (Dwellings):	50
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed by the northern section of a single field in agricultural use. The site slopes gently downward SW-NE and lies outside of but adjacent to the development boundary.
Surrounding Character:	To its short SW boundary the site borders SAMDEV Housing HOD010 which incorporates the southern section of the field. To the west the site is bordered by residential development. The remaining parts of the site is surrounded buy agricultural land. The site is bound to the NW by Abbotts Way which also serves Berries Farm approx. 90m away.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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.
Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH006X**
Site Address:	Land to the west of Drayton Road
Settlement:	Hodnet
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 Information [1] :	
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.
Availability[1]:	
Conclusion: Size[2]:	**As the site is less than 0.2ha, 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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).**
Strategic Suitability[3]:	**As the site is less than 0.2ha it has been excluded from the SLAA**
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:	**HHH010**
Site Address:	South of Station Road, south-east of Hodnet
Settlement:	Hodnet
Site Size (Ha):	1.00
Indicative Capacity (Dwellings):	30
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the south-east of Hodnet.
Surrounding Character:	Character to south and east is predominantly agricultural. Character to the north and west is residential (linear development of large rural dwellings) beyond which it is agricultural.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH012**
Site Address:	North of Station Road, south-east of Hodnet
Settlement:	Hodnet
Site Size (Ha):	0.26
Indicative Capacity (Dwellings):	8
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the south-east of Hodnet.
Surrounding Character:	Character to north, south and east is predominantly agricultural. Character to the west is residential (linear development of large rural dwellings) beyond which it is agricultural.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH013**
Site Address:	Land off Drayton Road, Hodnet
Settlement:	Hodnet
Site Size (Ha):	1.14
Indicative Capacity (Dwellings):	34
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An irregularly shaped site consisting of an agricultural field located to the east of Hodnet.
Surrounding Character:	Character to east is predominantly agricultural. Character to west is predominantly residential. Character to south and north is a mix of residential and agricultural.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**HHH014**
Site Address:	Land adjacent to the Primary School and The Grove, Hodnet
Settlement:	Hodnet
Site Size (Ha):	2.40
Indicative Capacity (Dwellings):	72
Type of Site:	0
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field and part of an agricultural field located to the east of Hodnet Primary School.
Surrounding Character:	Character to the north is a mix of residential and open space. Character to the south is primarily residential. Character to the east is primarily agricultural. Character to the west is a mix of open space, agricultural land and an education facility.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HHH015**
Site Address:	Land south of Station Road, Hodnet
Settlement:	Hodnet
Site Size (Ha):	2.79
Indicative Capacity (Dwellings):	84
Type of Site:	0
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the east of Hodnet.
Surrounding Character:	Character to the north, east and west is predominantly residential. Character to the south is predominantly agricultural.
Suitability Information: *(from SLAA)*	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HHH016**
Site Address:	Land north of the Fire Station, Station Road, Hodnet
Settlement:	Hodnet
Site Size (Ha):	2.12
Indicative Capacity (Dwellings):	64
Type of Site:	0
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the north of the fire station and football ground in Hodnet.
Surrounding Character:	Character to the south is predominantly open space. Character to the east and west is a mix of residential and agricultural. Character to the north is predominantly agricultural.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**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:	**HHH017**
Site Address:	Land south of Castle Hill View, Hodnet
Settlement:	Hodnet
Site Size (Ha):	0.17
Indicative Capacity (Dwellings):	<5
Type of Site:	0
If mixed, percentage brownfield:	N/A
General Description:	A small site located to the rear of properties on Shrewsbury Street.
Surrounding Character:	Surrounding uses are primarily residential to north, west and south. Character to the east is primarily agricultural, however some of this land has been allocated for residential development.
Suitability Information: (from SLAA)	N/A
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.
Availability[1]:	
Conclusion: Size[2]:	**As the site is less than 0.2ha, 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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).**
Strategic Suitability[3]:	**The site was promoted following the conclusion of the SLAA.**
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.

Community Hub:
Woore, Irelands Cross and Pipe Gate

Site Assessment - Stage 2b

Site Reference:	**PIP001**
Site Address:	Land at Park Farm, Pipe Gate
Settlement:	Pipe Gate
Site Size (Ha):	1.06
Indicative Capacity (Dwellings):	32
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a compact agricultural field located to the north of Pipe Gate.
Surrounding Character:	Character to north and east is predominantly agricultural. Character to south and west is predominantly residential.
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	
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:	**PIP004**
Site Address:	Land south-east of Hill Farm, Pipe Gate
Settlement:	Pipe Gate
Site Size (Ha):	0.45
Indicative Capacity (Dwellings):	13
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two thirds of an agricultural field. Site boundaries are defined by agricultural field boundaries to east and west, the road to the north and are undefined to the south.
Surrounding Character:	Surrounding character is predominantly agricultural with some rural dwellings.
Suitability Information: (from SLAA)	Not Suitable
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**PIP004VAR**
Site Address:	Land south-east of Hill Farm, Pipe Gate
Settlement:	Pipe Gate
Site Size (Ha):	0.38
Indicative Capacity (Dwellings):	11
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of around half of an agricultural field. Site boundaries are defined by agricultural field boundaries to east and west, the road to the north and are undefined to the south.
Surrounding Character:	Surrounding character is predominantly agricultural with some rural dwellings.
Suitability Information: (from SLAA)	Not Suitable
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.
Availability[1]:	
Conclusion: Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**WIC001**
Site Address:	Land west of Manor House, Woore
Settlement:	Woore
Site Size (Ha):	5.13
Indicative Capacity (Dwellings):	154
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A very large site to the west of the settlement formed by a single large field to the south of Audlem Rd from which it is separated by site WIC006. The site is gently undulating and used for agricultural purposes.
Surrounding Character:	The site is predominantly surrounded by agricultural land in productive use. Site WIC006 which separates the site from Audlem Rd has PP for residential development. At its eastern end the site has a short boundary with the curtilage of the Manor House.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site is very large, projects into the countryside and poorly relates to the built form of the settlement.**
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:	**WIC002**
Site Address:	South of Audlem Road, Woore
Settlement:	Woore
Site Size (Ha):	10.72
Indicative Capacity (Dwellings):	322
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a single very large field to the south of Audlem Rd to the west of the village. The site is gently undulating and used for agricultural purposes.
Surrounding Character:	The site is predominantly surrounded by agricultural land in productive use. To the other side of Audlem Rd from the site are a number of dwellings of mixed type.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information [1] :	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: **Availability[1]:**	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC003**
Site Address:	Land north of Newcastle Road, Woore
Settlement:	Woore
Site Size (Ha):	3.69
Indicative Capacity (Dwellings):	111
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a single very large field to the north of Newcastle Rd to the east of the village. The site is gently undulating and used for agricultural purposes.
Surrounding Character:	The site is bound to the north and east by agricultural land. To the south by Newcastle Rd to the opposite of which is further agricultural land. The west is bound by the built form of the village.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC004**
Site Address:	Land south of Fieldview House, London Road, Woore
Settlement:	Woore
Site Size (Ha):	2.05
Indicative Capacity (Dwellings):	61
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site formed by a single irregularly shaped field situated in the gap between Woore and Ireland's Cross on the A51. The site is in agricultural use and is gently undulating.
Surrounding Character:	The site falls between the settlements of Woore and Irelands Cross and is situated immediately onto the A51. The surrounding area is predominantly agricultural although at its north western corner there is some residential development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
Availability Information [1] :	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: **Availability[1]:**	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC005**
Site Address:	Land south of Birchfield, London Road, Woore
Settlement:	Woore
Site Size (Ha):	3.31
Indicative Capacity (Dwellings):	99
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises a single field to the immediate south of the current built form of Woore along the A51 London Road. The site is currently in agricultural use and has a frontage to the A51 of approx. 115 metres to its eastern side with a gated point of access. The site slopes very gently upwards away from the London Rd towards the west.
Surrounding Character:	To the immediate north of the site is residential development. The remainder of the site is in agricultural use.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
Availability Information [1] :	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: **Availability[1]:**	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC008**
Site Address:	Land at Syllenhurst Farm, Candle Lane, Woore
Settlement:	Woore
Site Size (Ha):	3.22
Indicative Capacity (Dwellings):	97
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a single large field that is gently undulating in character. The field is currently in agricultural use and is bound to the east by London Rd (A51), to the south by Candle Lane and to the north by the access road to Syllenhurst Farm and the residential conversions at Syllenhurst Barns.
Surrounding Character:	The site is bound to the east by London Rd (A51) to the opposite side of which is open countryside. To the south of the site is Candle Lane to the opposite of which is residential development including a new housing development of 50 dwellings. Candle Lane effectively forms the current delineation of the extent of the settlement's northern boundary. The north of the site is bound by the access road to Syllenhurst Farm and the residential conversions at Syllenhurst Barns to the opposite of which is open countryside. Syllenhurst Barns are to the north western corner of the site. To the west is another field in which there is a scheduled ancient monument Sillenhurst moated site and fishpond.
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: **Availability[1]:**	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC009**
Site Address:	Land at Birtles Farm, Woore
Settlement:	Woore
Site Size (Ha):	0.37
Indicative Capacity (Dwellings):	11
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises an old barn and dwelling house fronting the London Rd (A51) with the associated curtilage. The site has a frontage of approx. 35m to the London Rd and the curtilage has a depth of approx. 124m. The site falls within the built form of the settlement.
Surrounding Character:	The site falls within the built form of the settlement with the surrounding area being characterised by established residential development. The site is also close to the village school and memorial hall.
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC010**
Site Address:	Brigemere Garden Centre, north of Woore
Settlement:	Woore
Site Size (Ha):	25.51
Indicative Capacity (Dwellings):	765
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A large isolated site that is currently used as a garden centre and other retail outlets. The site has other associated development including car parking etc. The site straddles the Shropshire / Cheshire boundary.
Surrounding Character:	The surrounding area is agricultural in nature.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**WIC011**
Site Address:	Farcross, London Road, Irelands Cross
Settlement:	Irelands Cross
Site Size (Ha):	0.56
Indicative Capacity (Dwellings):	17
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a single large dwelling and its associated curtilage and gardens. Planning permission has been granted on part of the site to the side of the dwelling; consequent to tis there is approx. 2.2ha remaining available.
Surrounding Character:	The site is fronted to the west by the A51 London Rd and to the south is a single dwelling standing in its large gardens. The remaining surrounding area is agricultural in nature.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC013**
Site Address:	Land north of Audlem Road, Woore
Settlement:	Woore
Site Size (Ha):	11.51
Indicative Capacity (Dwellings):	345
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large irregularly shaped site located to the north of Woore. It contains the Sillenhurst moated site and fishpond which is a Scheduled Monument.
Surrounding Character:	Character to north, east and west is predominantly agricultural. Character to south is a mix of residential and agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
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: Availability[1]:	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC014**
Site Address:	Land South Of Audlem Road, Woore
Settlement:	Woore
Site Size (Ha):	0.71
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a small part of a large agricultural field located to the west of Woore.
Surrounding Character:	Character to north is predominantly residential. Character to the south and west is predominantly agricultural. Character to the east is a mix of agricultural and residential.
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: **Availability[1]:**	
Size[2]:	
Strategic Suitability[3]:	
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:	**WIC015**
Site Address:	Woore Service Reservoir, west of Woore
Settlement:	Woore
Site Size (Ha):	1.34
Indicative Capacity (Dwellings):	40
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	site area actually 1.14 long access route included in area
Surrounding Character:	Surrounding character is agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The site is remote from the built form of the settlement, separated 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:	**WIC016**
Site Address:	Land between the B5026 and A51, Irelands Cross
Settlement:	Irelands Cross
Site Size (Ha):	1.10
Indicative Capacity (Dwellings):	33
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field located to the south of the junction of the B5026 and A51.
Surrounding Character:	Character to east and west is predominantly agricultural. Character to north is primarily residential. Character to the south is a mix of agricultural and residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
Availability Information [1] :	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: Availability[1]:	**As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.**
Size[2]:	
Strategic Suitability[3]:	**The suitability of the proposed road access is unclear.**
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.

Market Dryaton Place Plan Area Stage 3 Detailed Site Review: Site Assessments

Principal Centre: Market Drayton

Site Assessment - Stage 3	
Site Reference:	**MDR006**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	5%
Percentage of the site in the 100 year surface flood risk zone:	8%
Percentage of the site in the 1,000 year surface flood risk zone:	24%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Onto A525 but not onto A53 because of the need to minimise the number of junctions onto the A53 and avoid another junction between Rush La and Adderley Rd roundabout.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	18
Ecology Comments Significant Constraints:	The adjacent ponds will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	There are ponds on/adjacent to the northern boundary. Should GCNs be present, buffers of 50m will be required. The hedgerow should be retained and buffered. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a medium size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	There are scattered mature trees on site
Tree Comments *Management of Constraints:*	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Low density only to retain existing mature trees
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south of site and A529 to the east are significant noise sources.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water risk may be needed (5% is in the 30 year, 8% in the 100 year and 24% is in the 1000 year surface water flood risk zone)The site has medium visual and medium-low landscape sensitivity to development. Highways access should be onto the A525 and not the A53 because of the need to minimise the number of junctions onto the A53 and avoid another junction between Rush La and Adderley Rd roundabout. The adjacent ponds will need to be adequately buffered, reducing the developable area available.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	Preferred Allocation
Reasoning	The site is well contained by the natural field pattern and represents an appropriately scaled extension to Market Drayton to complement the other preferred sites coming forward to support the aspirations of the Neighbourhood Plan process. Whilst the site represents an extension to the town to the north of the A53, it is recognised this is a natural progression of the town given the sparsity of options within the by-pass. The site, alongside MDR39/43 effectively works to book-end the parcels of land surrounding the A53 west of the Gingerbread Man Roundabout. This supports the maintenance of significant areas of open countryside north of the A53, maintaining 'edge of town' character for much of the route, whilst also enabling the delivery of necessary housing. The site has medium visual and medium-low landscape sensitivity to development. Highways access should be onto the A525 and not the A53 because of the need to minimise the number of junctions onto the A53 and avoiding another junction between Rush La and Adderley Rd roundabout. The adjacent ponds will need to be adequately buffered, reducing the developable area available.
If proposed for Allocation, Potential Capacity:	125 dwellings
If proposed for Allocation Design Requirements:	Vehicular access through the introduction of a priority controlled junction onto A529 Adderley Road. Pedestrian / cycle linkages into Market Drayton will be upgraded, including the provision of two new sections of footway along with the introduction of a signal controlled pedestrian crossing on the A53 western arm of the roundabout

Site Assessment - Stage 3	
Site Reference:	**MDR009**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	22%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not assessed
Visual Impact Considerations: (from the LVSS)	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	18
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Vegetation (trees/scrub) on the site forms Env. Network corridor. This could potentially be moved back to the boundary hedgerows if sufficiently enhanced. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 250/500m), badgers, dormice, reptiles and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	N/A
Heritage Comments *Other Constraints:*	N/A
Heritage Comments *Management of Constraints:*	
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	The site has a band of maturing trees planted around the curtilages - former planting scheme?
Tree Comments *Management of Constraints:*	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Low density only to retain existing mature trees
Tree Comments *Opportunities:*	Retain existing trees and Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the north of the site and Muller factory to the south creating significant noise sources
Public Protection Comments *Management of Constraints:*	Significant mitigation is likely to be necessary. Even though suitable noise levels may be achievable having additional residential development in this locality may impact on further expansion of Muller and as a result this site is not considered suitable.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of surface water flows may be needed to determine flood risk to the site (22% of the site is in the 1000 year surface flood risk zone). Site is within development boundary so visual and landscape sensitivity have not been assessed. The site is considered unacceptable for development because the A53 to the north of the site and Muller factory to the south are significant noise sources for which mitigation is unlikely to be achievable. The poor Sustainability Appraisal rating is related to the site's proximity to a Wildlife Site, poor access to services and amenities and the site being located on the best and most versatile agricultural land

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:	Vegetation (trees/scrub) on the site forms part of an Environmental Network corridor. This could potentially be moved back to the boundary hedgerows if they are sufficiently enhanced. 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	Don't allocate
Reasoning	The site's location sandwiched between the A53 and the operations at Muller/Culina presents significant noise amenity concerns. Given the relatively small scale of the site mitigation will be problematic to achieve.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR012**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	6%
Percentage of the site in the 1,000 year surface flood risk zone:	14%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto Maer Lane
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Assuming appropriate consideration is given the scale and nature of traffic using Maer Lane. If this site is an employment site then HGV access will need to be via MDR045 and MDR034 onto Western Way. This might be difficult to enforce.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	22
Ecology Comments Significant Constraints:	Site already allocated in the Market Drayton Development Management Plan as S.M4. The adjacent watercourse and hedgerows will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The site boundaries form Env. Network corridors. These will need to be protected and appropriately buffered. A PROW runs through the site. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, invertebrates, otters (present in the canal), water voles (present in the canal), white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	Site could potentially be restored/enhanced as priority habitat
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site likely to be within setting of Grade II listed (NHLE ref. 1096876) Victoria Bridge. NE boundary of site is adjacent to the associated Birmingham and Liverpool Junction Canal (Shropshire Union Canal) (HER PRN 03411). No known archaeological interest but site is of a medium size, so may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on significance and setting of the listed canal bridge and the non-designated canal, archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	One very mature tree in north corner of site and a belt of mature trees along the bypass
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Retain existing trees and Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south creating a noise source. Boat yard to the north which will create noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road and boat yard. In practice having noise sources close to the north and south may be restrictive on such a small site making it difficult to consider residential end use and favouring commercial development.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water risk may be needed (3% is in the 30 year, 6% in the 100 year and 14% is in the 1000 year surface water flood risk zone).The site has medium visual and medium-low landscape sensitivity to development. The site is being proposed in the draft Market Drayton Neighbourhood Plan (MDNP) as part of an 'enabling' residential scheme in support of the development of a marina to the north-west of the canal. In the event the MDNP fails to come forward, the LPR should consider including this site. The site would be accessed from Maer Lane which can be made suitable in support of residential development on the site. Whilst the site is located to the north of the A53, it is considered to offer the opportunity to encourage greater pedestrian and cycle links into the town, which is likely to involve improvements to the bridge crossing over the A53. There are no significant constraints to the development of this site highlighted by ecology, heritage or public protection. The scheme would support the delivery of the proposed marina development and is therefore of strategic importance for the town. Development on the site will therefore need to support, through cross subsidy, the delivery of the marina.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Pedestrian and cycle improvements, especially over Maer Lane bridge across the A53. Whilst there are no significant constraints to development on this site, additional information will be required in order to ensure no harm to ecology, including Great Crested Newts, and to the setting of the Grade II listed Victoria Bridge. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Whilst the site is located to the north of the A53, it is considered to offer the opportunity to encourage greater pedestrian and cycle links into the town, which may involve improvements to the bridge crossing over the A53. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Preferred allocation
Reasoning	The site is included within the draft version of the Market Drayton Neighbourhood Plan (MDNP), which has recently been subject to examination where the examiner recommended the Plan not go forward to referendum. One issue identified was the lack of formal site assessment and comparison of options, which this process seeks to address. The site is well contained and has a medium/low sensitivity to landscape impact. A key benefit for this site is the ability to require a cross-subsidy contribution to support the proposed Marina development to the north-east /north of Victoria Wharf (south of Maer Lane). This community benefit and associated weighting in the planning balance against other site options is predicated on the delivery of the marina development. The site's accessibility issues identified in the SA will be mitigated by the construction of a public footpath and cycleway along the northern edge of the site as well as improved traffic management.
If proposed for Allocation, Potential Capacity:	70 dwellings
If proposed for Allocation Design Requirements:	Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land to the north / north-east of Victoria Wharf (south of maer lane)

Site Assessment - Stage 3	
Site Reference:	**MDR013**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	N. The access onto the A525 would be too close to the Adderley Rd roundabout. No access onto the A53 as there is a need to minimise the number of junctions onto the A53 and avoid another junction between Rush La and Adderley Rd roundabout. If linked with MDR006 then the two sites could share a junction onto the A525.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The southern boundary forms an Env. Network corridor. Requires EcIA and surveys for bats, GCNs (ponds within 250m/500m), badgers, dormice and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	N/A
Heritage Comments *Other Constraints:*	N/A
Heritage Comments *Management of Constraints:*	
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Mature trees to roundabout frontage acting as a good screen
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	A53 is a major road and as the site is small it is likely that properties would be close to the road exposing residents to elevated levels of air pollution. In addition as the site is close to a major junction where braking and acceleration will occur additional air pollutants will be produced in the locality. As a result I do not consider it appropriate to encourage residential development in this location.
Public Protection Comments *Other Constraints:*	A53 bounds the site along the south therefore noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. In practise standoff distances on such a small site may not be possible. Stand off distance to reduce potential air quality impact and positive air pressure systems to bring in cleaner air could be proposed.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site has medium visual and medium-low landscape sensitivity to development. Vehicular access onto the A525 would be too close to the Adderley Rd roundabout. No access onto the A53 as there is a need to minimise the number of junctions onto the A53 and avoid another junction between Rush La and Adderley Rd roundabout. If linked with MDR006 then the two sites could share a junction onto the A525. Mitigation measures in the form of a stand off distance, glazing and ventilation considerations, layout and orientation of dwellings will be needed to minimise impact of noise from A53.

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	Don't allocate
Reasoning	The site's location adjacent to the A53 presents concerns over noise amenity. Safe access cannot be achieved from the Gingerbread Man Roundabout but could be achieved through the preferred site to the north (MDR006). However, the site's benefit as a buffer area to the preferred site is recognised. In addition it is not considered necessary to allocate this site in order to meet the local housing requirement to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR014**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A53
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development will fund necessary A53 junction improvements. The A53 will almost certainly need to remain a national speed limit road so improvement could be extensive. Explore conversion to unsegregated shared us cycle path on south side of A 53 towards town/along Shrewsbury Road
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	17
Ecology Comments Significant Constraints:	If priority habitats are present then these areas should not be developed.
Ecology Comments Other Constraints:	The site may contain priority habitats - botanical survey required. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The eastern boundary (Env. Network) will need to be buffered.

Ecology Comments *Management of Constraints:*	If priority habitats are present, those areas of the site should not be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Possible impact on setting of Scheduled Monument of Ringwork and bailey castle 390m west of Buntingsdale Hall (NHLE ref. 1019659). Site of a medium size and may therefore have archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (setting of LB; archaeological DBA + ?field evaluation)
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Curtilage hedgerows only
Tree Comments *Management of Constraints:*	
Tree Comments *Opportunities:*	Biodiversity net gain
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Noise source on northern boundary from road and farm operations to west and industrial operations to north. Detailed noise assessment required to meet internal noise standards with windows open, possible impact on existing commercial operations.
Public Protection Comments *Management of Constraints:*	Noise survey, stand off distance, barriers, glazing, orientation and layout.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	the site has high landscape sensitivity impact and a medium/high visual sensitivity. The site is considered to be semi-rural and is on an important approach into the town from the west. The site is unlikely to be able to support the delivery of a relocation of the town's sports facilities , although it is acknowledged there is potential for biodiversity improvements.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	The site's location sandwiched between the A53 and the operations at Muller/Culina presents significant noise amenity concerns. Given the relatively small scale of the site mitigation will be problematic to achieve. This site has a high landscape sensitivity and an overall poor SA score. Considered unlikely to be able to support improvements to the town's objectives of relocating the sports facilities. More sustainable options elsewhere.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR015**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	4%
Percentage of the site in the 1,000 year surface flood risk zone:	9%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Ideally through existing employment area onto the A53/A525 roundabout. Alternative through a shared roundabout junction onto the A525 with MDR006.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	18
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The eastern boundary forms an Env. Network. Requires botanical survey, EcIa and surveys for bats (buildings, trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but medium size suggests site may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Scattered mature trees and mature trees adjacent to the existing property
Tree Comments *Other Constraints:*	Some open area - very low density only
Tree Comments *Management of Constraints:*	BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments *Opportunities:*	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Possible noise, odour, dust, light from commercial to south and east. Noise from road to the west. Possible con land from off site feature.
Public Protection Comments *Management of Constraints:*	Possible mitigation of noise, dust, light, odour from commercial and noise from road however likely to reduce plot size.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water risk may be needed (3% is in the 30 year, 4% in the 100 year and 9% is in the 1000 year surface water flood risk zone)The site has medium visual and medium-low landscape sensitivity to development. Vehicular access should ideally be through the existing employment area onto the A53/A525 roundabout. Alternative access could be through a shared roundabout junction onto the A525 with MDR006. Scattered mature trees and mature trees adjacent to the existing property will need to be taken into consideration in the design and layout of development. Mitigation measures for noise, dust, light, odour from the commercial use to south and east and noise from road are likely to reduce plot size.

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	don't allocate
Reasoning	The site is to the east of Adderley Road an west of Sych Farm Phase One. As such the site's immediate setting is characterised by a range of employment uses which is considered to place a constraint to the suitability of this area for residential growth. It is also likely to have a negative impact on the deliverability of the site. Whilst appropriate buffering is likely to be achievable, this assessment must also consider the wider benefits of allocating this site, within the context of other site options, as a contribution to the growth needs of the town to 2036. Within this context it is considered other sites present more sustainable growth options for the town.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR016**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A53
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	N. A new junction onto the A53 at this location would not be viable for such a small site.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	9
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. The hedgerows and trees will need to be buffered.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	N/A
Heritage Comments *Other Constraints:*	N/A
Heritage Comments *Management of Constraints:*	
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Hedgerow with associated mature trees on south curtilage important screen to the by pass
Tree Comments *Other Constraints:*	Field site
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments *Opportunities:*	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees
Public Protection Comments *Significant Constraints:*	Road noise will be difficult to mitigate.
Public Protection Comments *Other Constraints:*	Likely that noise standards won't be met unless standoff, barriers and orientation and layout are considered with care. Reliance should not be on windows closed with alternative ventilation.
Public Protection Comments *Management of Constraints:*	
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Don't allocate
Reasoning	more sustainable options elsewhere in the town to support growth requirements.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR018VAR**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Small scale development
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	22
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIA and surveys for bats and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site wholly within the Market Drayton Conservation Area and potential effects on settings of surrounding listed buildings. Also located within the post-medieval core of Shifnal and may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on character and appearance of CA and settings of LBs) NB. Archaeological desk based assessments exist for the site and archaeological advice on existing application is for an archaeological condition.
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Mature trees on the west curtilage
Tree Comments *Other Constraints:*	hard surfaced car park over majority of the site
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments *Opportunities:*	Net gain for biodiversity - retain existing features and join green corridors
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	
Public Protection Comments *Management of Constraints:*	
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site is a variation on MDR018, providing a smaller proposal on land with an access from Stafford Street. Good location in terms of accessibility to facilities and services, although the impact on the town's conservation area needs to be assessed carefully, along with impact on nearby listed buildings. Potential windfall site.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	don’t allocate
Reasoning	Site is a variation on MDR018, providing a smaller proposal on land with an access from Stafford Street. Good location in terms of accessibility to facilities and services, although the impact on the town's conservation area needs to be assessed carefully, along with impact on nearby listed buildings. Potential windfall site.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR028**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	60%
Percentage of site in Flood Zone 2:	62%
Percentage of site in Flood Zone 1:	38%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	15%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	19
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed. If no priority habitats present, the adjacent watercourse will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The site may contain priority grassland habitats - botanical survey required. If priority habitats are present then the site should not be developed. The sits consists of Env. Network corridor due to the presence of the adjacent watercourse. There are some TPO'd trees in the boundaries. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, invertebrates, otters, water voles, white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	Site could potentially be restored/enhanced as priority habitat
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site within setting of the non-designated historic parkland (HER PRN 07595) associated with Grade II* listed Pell Wall hall (NHLE ref. 1190426). Valley floor location suggests site may have archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on significance and setting of North Lodge and the non-designated parkland associated with Pell Wall Hall, archaeological DBA + ?field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	50% of this site is wooded area of land devoid of trees to the north - reduce boundaries of site to exclude woodland?
Tree Comments *Other Constraints:*	
Tree Comments *Management of Constraints:*	
Tree Comments *Opportunities:*	
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Road to the north although not a fast road which would reduce noise impacts.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. For example standoff distances similar to the properties opposite the road to the north may negate the need for noise assessment altogether. Depending upon any development to the west attention may be necessary to mitigate pollutants.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site has medium- high visual and high landscape sensitivity to development. A significant part of the site is in Flood Zones 2 and 3 (63% and 60% respectively). The site should only be developed if a site specific SFRA shows that the sequential and exception tests can be passed. Ecological survey will be needed to determine presence/absence of Priority Habitats. If present, development would be contrary to current Local Plan policy MD12. The site is within setting of the non-designated historic parkland (HER PRN 07595) associated with Grade II* listed Pell Wall hall (NHLE ref. 1190426) and a Heritage Assessment will be required to determine impact on significance of designated historic assets. The extensive tree cover on the site renders it an unacceptable location for development.

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	don't allocate
Reasoning	There are significant on site constraints - a significant part of the site is within flood zones 2 and 3; there is potential for priority habitat on the site, as well as wider impacts on the environmental network; the site is within the setting of GradeII* listed Pell Wall Hall; and there is significant tree cover. The site is therefore not considered suitable for development.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR031**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	5%
Percentage of the site in the 1,000 year surface flood risk zone:	11%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Not assessed
Visual Impact Considerations: (from the LVSS)	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Shrewsbury Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Existing roundabout
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	19
Ecology Comments Significant Constraints:	Protection of the Env. Network vastly reduces the developable area available.
Ecology Comments Other Constraints:	A PROW runs through the site. The majority of the site is wooded and forms Env. Network corridor. Protection of the Env. Network vastly reduces the developable area available. Requires botanical survey, EcIa and surveys for bats (buildings, trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	N/A
Heritage Comments *Other Constraints:*	N/A
Heritage Comments *Management of Constraints:*	
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Half the site is a maturing community woodland which should be excluded from the developable area
Tree Comments *Other Constraints:*	Some open areas to the west of the site
Tree Comments *Management of Constraints:*	BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments *Opportunities:*	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Possible noise carrying from commercial to the west and noise from road to north.
Public Protection Comments *Management of Constraints:*	Mitigation likely to be available through locations, orientation of buildings and internal layout as well as glazing spec and boundary treatment where necessary.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water risk may be needed (3% is in the 30 year, 5% in the 100 year and 11% is in the 1000 year surface water flood risk zone. Site is within development boundary so visual and landscape sensitivity have not been assessed. The site is within an Environmental Network: this will greatly reduce the developable area. Half of the site is a maturing community woodland and should be excluded from development.

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	Don't allocate
Reasoning	A significant part of this site is wooded which contributes to the local environmental network and acts as an important 'green wedge' between Tern Valley Business Park to the west and existing residential premises to the east. The PROW which runs through the site further emphasises the value of this site as an open area. Not considered necessary to allocate and unlikely this would be considered for windfall despite being located within the development boundary.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR032**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	14%
Percentage of site in Flood Zone 2:	18%
Percentage of site in Flood Zone 1:	82%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	9%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes this site of 750 homes could afford to fund a realignment of Lane to Longlsow and the introduction of the new roundabout junction to replace the existing staggered T junction with Bridge Rd.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	18
Ecology Comments Significant Constraints:	The adjacent watercourse will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The eastern boundary forms an Env. Network corridor due to the presence of the adjacent watercourse. A PROW crosses the site. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, otters, water voles, white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site includes a former Royal Observer Core monitoring post (HER PRN 32799). No known archaeological interest but site is of a large size, so may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (Level 2 building assessment of the Observer Core monitoring post, archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Agricultural land devoid of trees there are some curtilage hedgerows
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south east boundary creating noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial and surface water flood risk may be needed (18% of site is in Flood Zone 2 and 9% is in the 1,000 year surface water flood risk zone). The site has medium visual and medium-low landscape sensitivity to development. Access consideration assumes that this site could afford to a realignment of lane to Longslow and the introduction of the new roundabout junction to replace the existing staggered T junction with Bridge Rd. Buffering of the adjacent watercourse will be needed and this will reduce the developable area.

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	Don't allocate
Reasoning	Whilst around 18% of the site is within Flood Zones 2 and 3 the site is otherwise free of major constraints. The strategic impact of releasing this significant site within this plan cycle is therefore a particularly important consideration. The site is capable of delivering significant growth sufficient to accommodate all the residential strategic needs of the town to 2036. In order to secure necessary local road network improvements to provide a safe means of access, it is considered the site needs to come forward at a suitable scale in order to remain viable. It maintains an important objective to retain the openness and rural character of the area north of the A53 as far as possible, and to seek opportunities for the release of sites to contribute to wider town aspirations, taking account of the draft objectives of the Neighbourhood Plan. In this instance it is considered appropriate to deliver the necessary growth through a range of more moderately scale sites (MDR039/043; MDR006; MDR034; MDR012) rather than propose a more comprehensive development at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR034**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	5%
Percentage of site in Flood Zone 2:	29%
Percentage of site in Flood Zone 1:	71%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	6%
Percentage of the site in the 1,000 year surface flood risk zone:	12%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Assuming appropriate consideration is given the scale and nature of traffic using Maer Lane. If this site is an employment site then HGV access will need to be via MDR045 onto Western Way.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	21
Ecology Comments Significant Constraints:	Site already allocated in Market Drayton Development Management Plan as s.M4. If priority habitats are present then the site should not be developed. If no priority habitats present, the adjacent watercourse and hedgerows will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. The site consists of Env. Network core area sue to the presence of known or possible priority habitats. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, invertebrates, otters (present in the canal), water voles (present in the canal), white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	Site could potentially be restored/enhanced as priority habitat
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site likely to be within setting of Grade II listed (NHLE ref. 1096876) Victoria Bridge. NE boundary of site is adjacent to the associated Birmingham and Liverpool Junction Canal (Shropshire Union Canal) (HER PRN 03411) and opposite the associated Victoria Wharf. No known archaeological interest but site is of a large size, so may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on significance and setting of the listed canal bridge and the non-designated canal, archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Some scattered field trees and hedgerows
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Boat yard to the northeast which may produce noise. A53 to the south causing noise. To the north west there is commercial development known to cause noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial and surface water flood risk may be needed (29% of site is in Flood Zone 2 and 1%, 6% and 12% are in the 30, 100 and 1,000 year surface water flood risk zones respectively). The site has medium visual and medium-low landscape sensitivity to development. Vehicular access assumes appropriate consideration is given the scale and nature of traffic using Maer Lane. If this site is an employment site then HGV access will need to be via MDR045 onto Western Way. Ecological survey will be needed to determine presence/absence of priority habitats.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	Preferred Allocation
Reasoning	The site is included within the draft version of the Market Drayton Neighbourhood Plan (MDNP), which has recently been subject to examination where the examiner recommended the Plan not go forward to referendum. One issue identified by the examiner was the lack of formal site assessment and comparison of options, which this process seeks to address. The site is well contained and has a medium/low sensitivity to landscape impact. A key benefit for this site is the ability to require a cross-subsidy contribution to support the proposed Marina development to the north-east /north of Victoria Wharf (south of Maer Lane). This community benefit and associated weighting in the planning balance against other site options is predicated on the continued aspiration to deliver a new marina to the north-west of Victoria Wharf. The site's accessibility issues identified in the SA will be mitigated by the construction of a public footpath and cycleway along the northern edge of the site as well as improved traffic management.
If proposed for Allocation, Potential Capacity:	120 dwellings
If proposed for Allocation Design Requirements:	Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land identified on land to the north/north-east of Victoria Wharf (south of Maer Lane). Flood risk issues need to be taken account within the design and layout of the site and have been taken into account in reducing expectations on the site's delivery

Site Assessment - Stage 3	
Site Reference:	**MDR039**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a stand suitable to take the traffic generation from all three sites of the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow La staggered T junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	15
Ecology Comments Significant Constraints:	None. Site already allocated in Market Drayton Development Management Plan as S.M6.
Ecology Comments Other Constraints:	The south-eastern boundary forms an Env. Network corridor. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a large size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Site devoid of trees there is a hedgerow to the south
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Commercial activities to the north east (stables/ménage). A53 to the south of the site creating noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling for surface water flood risk may be required (3% of the site is in the 1000 year surface water flood zone). The site has medium visual and medium-low landscape sensitivity to development. The poor Sustainability Appraisal (SA) rating is related to the site's distance from local services and amenities. Vehicular access assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford. However, due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a standard suitable to take the traffic generation from all three sites on the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow Lane staggered T junction.

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:	Provision of cross-subsidy support for the proposed re-location of Greenfields Sports Facility. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	Preferred Allocation
Reasoning	The site is included within the draft version of the Market Drayton Neighbourhood Plan (MDNP), which has recently been subject to examination where the examiner recommended the Plan not go forward to referendum. One issue identified was the lack of formal site assessment and comparison of options, which this process seeks to address. The site is well contained and has a medium/low sensitivity to landscape impact. A key benefit for this site is the ability to require a cross-subsidy contribution to support the proposed relocation of the Market Drayton Sports Association from its current location at Greenfields to support an enhancement to the town's formal and informal sports provision. This community benefit and associated weighting in the planning balance against other site options is predicated on the location of the proposed relocation being at Longford Turning to the north of this site. The site's accessibility issues identified in the SA will be mitigated by the construction of a public footpath and cycleway along the northern edge of the site as well as improved traffic management. The Council's on-going discussions with Market Drayton Sports Facility will be used to further clarify this need and the consequential impacts this may have on the area of land proposed for housing to support the re-location.
If proposed for Allocation, Potential Capacity:	150 dwellings (in combination with MDR043)
If proposed for Allocation Design Requirements:	Cross-subsidy support for the relocation of Market Drayton Sports Association (currently located at Greenfields). The construction of a public footway and cycleway along the northern edge of the site, improved traffic management.

Site Assessment - Stage 3	
Site Reference:	**MDR041**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	6%
Percentage of site in Flood Zone 2:	7%
Percentage of site in Flood Zone 1:	93%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a stand suitable to take the traffic generation from all three sites of the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow La staggered T junction could be
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	13
Ecology Comments Significant Constraints:	The adjacent watercourse will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The north-eastern boundary forms an Env. Network corridor due to the presence of the adjacent watercourse. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, otters, water voles, white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a large size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Site devoid of trees but adjacent to a woodland strip which follows a stream - this will need consideration for a layout
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south creating noise concern.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial flood and surface water risk may be needed (3% of the site is in Flood Zone 3, 7% is in Flood Zone 2 and 4% is in the 1000 year surface water flood risk zone). The site has medium visual and medium-low landscape sensitivity to development. Vehicular access assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford. However, due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a standard suitable to take the traffic generation from all three sites on the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow Lane staggered T junction. The adjacent watercourse will need to be adequately buffered, reducing the developable area available.

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	Don't allocate
Reasoning	Whilst around 7% of the site is within Flood Zones 2 and 3 the site is otherwise free of major constraints. The strategic impact of releasing this significant site within this plan cycle is therefore a particularly important consideration. The site is capable of delivering significant growth sufficient to accommodate the majority of residential strategic needs of the town to 2036. In order to secure necessary local road network improvements to provide a safe means of access, it is considered the site needs to come forward at a suitable scale in order to remain viable. It maintains an important objective to retain the openness and rural character of the area north of the A53 as far as possible, and to seek opportunities for the release of sites to contribute to wider town aspirations, taking account of the draft objectives of the Neighbourhood Plan. In this instance it is considered appropriate to deliver the necessary growth through a range of more moderately scale sites (MDR039/043; MDR006; MDR034; MDR012) rather than propose a more comprehensive development at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR042**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	10%
Percentage of site in Flood Zone 2:	13%
Percentage of site in Flood Zone 1:	87%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	4%
Percentage of the site in the 1,000 year surface flood risk zone:	7%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a modification / enlargement of the existing Rush Lane roundabout would be affordable by this 612 home site.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	17
Ecology Comments Significant Constraints:	The adjacent watercourse and ponds will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The south-eastern section of the site and the southern boundary form an Env. Network corridor due to the presence of the adjacent watercourse. There are ponds on/adjacent to the northern and north-eastern boundaries. Should GCNs be present, buffers of 50m will be required. A PROW runs along the western boundary. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, otters, water voles, white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a large size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Agricultural land devoid of trees there are some curtilage hedgerows
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south creating noise concern.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial flood and surface water risk may be needed (10% of the site is in Flood Zone 3, 13% is in Flood Zone 2, whilst 3% is in the 30 year, 4% in the 100 year and 7% is in the 1000 year surface water flood risk zone). The site has medium visual and medium-low landscape sensitivity to development. Vehicular access assumes a modification/enlargement of the existing Rush Lane roundabout would be affordable by this 612 home site. The adjacent watercourse and ponds will need to be adequately buffered, reducing the developable area available.

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	Don't allocate
Reasoning	Whilst around 13% of the site is within Flood Zones 2 and 3 the site is otherwise free of major constraints. The strategic impact of releasing this significant site within this plan cycle is therefore a particularly important consideration. The site is capable of delivering significant growth sufficient to accommodate all the residential strategic needs of the town to 2036. Access can be achieved from an additional arm from the recently constructed roundabout on the A53. However, it maintains an important objective to retain the openness and rural character of the area north of the A53 as far as possible, and to seek opportunities for the release of sites to contribute to wider town aspirations, taking account of the draft objectives of the Neighbourhood Plan. In this instance it is considered appropriate to deliver the necessary growth through a range of more moderately scale sites (MDR039/043; MDR006; MDR034; MDR012) rather than propose a more comprehensive development at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR043**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	8%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a stand suitable to take the traffic generation from all three sites of the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow La staggered T junction could be
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	13
Ecology Comments Significant Constraints:	Site already allocated in the Market Drayton Development Management Plan as S.M3 and S.M6. The adjacent watercourse will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The eastern part of the site forms an Env. Network corridor due to the presence of the adjacent watercourse. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, otters, water voles, white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site is detached from the existing built form of the town and would push development into the surrounding countryside, and towards the historic village of Longford (thus diminishing the separation from it). No known archaeological interest but site is of a large size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA +?field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Site devoid of trees but adjacent to a woodland strip which follows a stream - this will need consideration for a layout
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential for some road noise from B road to south of site.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of surface water risk may be needed (1% is in the 30 year and 8% in the 100 year surface water flood risk zone).The site has medium visual and medium-low landscape sensitivity to development. Vehicular access assumes that collectively MDR039, 041 & 043 (762 homes) would fund appropriate improvements along their frontages of the lane to Longford. However, due to the need for third party land it is unlikely that the section of the lane to Longford (between the A53 bypass underbridge and the Shrewsbury Road) can be improved (including pedestrian provision) to a standard suitable to take the traffic generation from all three sites on the lane to Longford. The traffic from part of these developments could be managed such that they have to use a new junction created at the current Longslow Lane staggered T junction. The adjacent watercourse and ponds will need to be adequately buffered, reducing the developable area available. The poor Sustainability Appraisal (SA) rating is related to the site's distance from local services and amenities

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	preferred allocation on part of the site
Reasoning	The site is included within the draft version of the Market Drayton Neighbourhood Plan (MDNP), which has recently been subject to examination where the examiner recommended the Plan not go forward to referendum. One issue identified was the lack of formal site assessment and comparison of options, which this process seeks to address. The site has a medium/low sensitivity to landscape impact. A key benefit for this site is the ability to require a cross-subsidy contribution to support the proposed relocation of the Market Drayton Sports Association from its current location at Greenfields to support an enhancement to the town's formal and informal sports provision. This community benefit and associated weighting in the planning balance against other site options is predicated on the location of the proposed relocation being at Longford Turning to the north of this site. The site's accessibility issues identified in the SA will be mitigated by the construction of a public footpath and cycleway along the northern edge of the site as well as improved traffic management. In light of the overall housing requirement proposed for the town to 2036, and early consideration of the cross-subsidy element of the scheme, at this stage it is considered only part of the site should be preferred for allocation. The Council's on-going discussions with Market Drayton Sports Facility will be used to further clarify this need and the consequential impacts this may have on the area of land proposed for housing to support the re-location.
If proposed for Allocation, Potential Capacity:	150 dwellings (in combination with MDR039)
If proposed for Allocation Design Requirements:	Cross-subsidy support for the relocation of Market Drayton Sports Association (currently located at Greenfields). The construction of a public footway and cycleway along the northern edge of the site, improved traffic management.

Site Assessment - Stage 3	
Site Reference:	**MDR045**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	6%
Percentage of site in Flood Zone 2:	19%
Percentage of site in Flood Zone 1:	81%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	14%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Via Western Way
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	16
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed. If no priority habitats present, the on-site ponds, adjacent watercourse and hedgerows will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. There are ponds on the site. Should GCNs be present, buffers of at least 50m will be required. The eastern boundary forms an Env. Network corridor due to the presence of the adjacent watercourse. The southern section of the site is core area or corridor due to the presence of known or possible priority habitats. The hedgerow running through the site is Env. Network corridor. These features will need to be protected and appropriately buffered. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, invertebrates, otters (present in the canal), water voles (present in the canal), white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	Site could potentially be restored/enhanced as priority habitat
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	(Allocated SAMDev site) NE boundary of site is adjacent to the Birmingham and Liverpool Junction Canal (Shropshire Union Canal) (HER PRN 03411). Site crossed by course of the former North Staffordshire Railway (the Knotty) - Market Drayton Branch (HER PRN 08449). No known archaeological interest but site is of a large size, so may have some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on significance and setting of the canal, archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	Site should positively address the line of the canal, as a regionally important heritage asset
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Scattered trees and what appears to be a double line of mature trees crossing the north east corner possibly following a farm track
Tree Comments *Management of Constraints:*	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Low density only to retain existing mature trees
Tree Comments *Opportunities:*	Retention of existing trees on the site would probably achieve the 20% canopy cover target
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Surrounded on north and west by noise sources form existing commercial and to south by A53 causing additional noise.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road could be employed however significant mitigation may be required to certain facades of the site.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial flood and surface water risk may be needed (6% of the site is in Flood Zone 3, 19% is in Flood Zone 2, whilst 2% is in the 30 year, 8% in the 100 year and 14% is in the 1000 year surface water flood risk zone).The site has medium visual and medium-low landscape sensitivity to development. Ecological survey will be needed to determine presence/absence of priority habitat. if present, development is contrary to current Local Plan policy MD12. Site is surrounded on north and west by noise sources form existing commercial and to south by A53 causing additional noise. Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road could be employed however significant mitigation may be required to certain facades of the site.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes- for employment
Recommendation	yes - retain for employment
Reasoning	The 16ha site is currently allocated in the SAMDev Plan for Sych Farm Phase 2. Considered appropriate to maintain this allocation to meet the town's employment needs to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR046**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the site would finance an improved / new junction at the current Betton / Norton in Hales T-junction.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	14
Ecology Comments Significant Constraints:	Site already allocated in the Market Drayton Development Management Plan as S.M1 and S.M2. The adjacent watercourse will need to be adequately buffered, reducing the developable area available.
Ecology Comments Other Constraints:	The western and eastern boundaries form Env. Network corridors. These features will need to be protected and appropriately buffered. A PROW runs through the site. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles, invertebrates, otters (present in the canal), water voles (present in the canal), white-clawed crayfish and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site likely to be within setting of Grade II listed (NHLE ref. 1096876) Victoria Bridge. SW boundary of site is adjacent to the associated Birmingham and Liverpool Junction Canal (Shropshire Union Canal) (HER PRN 03411). Eastern boundary located adjacent to the boundary, and within the setting of the non-designated historic parkland (HER PRN 07610) associated with the Grade II* listed (NHLE ref. 1177499) Tunstall Hall. Some metal detectorist finds from the site, including a Late Bronze Age axe head, which together with its large size, indicate that is has some archaeological potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on significance and setting of the listed canal bridge and the non-designated canal, and setting of Grade II* listed Tunstall Hall and associated non-designated parkland, archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Low density scattered trees and hedges
Tree Comments *Management of Constraints:*	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
Tree Comments *Opportunities:*	Retain existing trees and use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south creating a noise source. Boat yard to western corner of site creating noise source. Working farm to the central north of the site which may create noise, odour, dust, light at certain times of the year at night.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road could be employed however significant mitigation may be required to certain facades of the site. Mitigation in relation to the farm concerns is best through significant standoff distance to stop the farm being limited to future expansion by residential being built in close proximity.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of surface water risk may be needed (1% is in the 30 year, 2% in the 100 year and 4% is in the 1000 year surface water flood risk zone)The site has medium visual and medium-low landscape sensitivity to development. Vehicular access assumes the site would finance an improved / new junction at the current Betton / Norton in Hales T-junction. The adjacent watercourse and ponds will need to be adequately buffered, reducing the developable area available. A53 to the south creating a noise source. Boat yard to western corner of site creates a noise source. Working farm to the central north of the site which may create noise, odour, dust, light at certain times of the year at night. Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road could be employed however significant mitigation may be required to certain facades of the site. Mitigation in relation to the farm is best through significant standoff distance to stop the farm being limited to future expansion by residential being built in close proximity.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	Don't Allocate
Reasoning	This area of land has been proposed by the Town Council to accommodate a marina development and associated uses in the Draft Market Drayton Neighbourhood Plan. Given the concerns raised by the Examiner in his draft report in to the Draft MDNP it is considered further evidence is required before such a proposal can be formally allocated in a development plan document. Further discussions will continue, including with the Canals and Rivers Trust on this matter. However, the objective is maintained as a town priority and it is understood there is developer and landowner interest in supporting this proposal in the future, and on this basis it is appropriate to identify this area as part of the consultation as a 'potential area for marina development'.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR047**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not assessed
Visual Impact Considerations: (from the LVSS)	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Shrewsbury Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. If very limited development can use a shared access with the Villas. Alternatively if the site can be link to Maple Close a more extensive development would be possible.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	20
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Much of the site is wooded (a continuation of the Env. Network). As much of this as possible should be retained, enhanced and buffered. Requires botanical survey, EcIa and surveys for bats (buildings, trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	N/A
Heritage Comments *Other Constraints:*	N/A
Heritage Comments *Management of Constraints:*	
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Well tree'd site adjacent to community woodland
Tree Comments *Other Constraints:*	Very small open area rear of house
Tree Comments *Management of Constraints:*	BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments *Opportunities:*	
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Possible noise carrying from commercial to the west.
Public Protection Comments *Management of Constraints:*	Mitigation likely to be available through locations, orientation of buildings and internal layout as well as glazing spec.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Modelling of surface water risk may be needed (2% 1000 year surface water flood risk zone). The site has medium visual and medium-low landscape sensitivity to development. Site is within development boundary so visual and landscape sensitivity have not been assessed. Vehicular access assumes that very limited development can use a shared access with the Villas. Alternatively if the site can be linked to Maple Close a more extensive development would be possible. Buffering of adjacent community woodland will be needed. Noise may carry from commercial activities to the west. Mitigation likely to be available through locations, orientation of buildings and internal layout as well as glazing spec.

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	Don't allocate
Reasoning	Very small site within which served as a 'green wedge' between the existing residential area to the east and Tern Valley Business Park to the west.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR048**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	7%
Percentage of site in Flood Zone 2:	9%
Percentage of site in Flood Zone 1:	91%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	Medium-High
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Y. If access across the garden of 50 Berrisford Close can be secured.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes access across the garden of 50 Berrisford Close can be secured.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the suitability of Beresford Road to take the additional traffic, particularly on safety grounds and this suitability of this road for pedestrian and cycle use from the new development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	15
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed.
Ecology Comments Other Constraints:	The site lies within the Env. Network. The site may contain priority habitats - botanical survey required. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows and trees will need to be buffered.

Ecology Comments *Management of Constraints:*	If priority habitats are present, the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a medium size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Tree less field site
Tree Comments *Management of Constraints:*	
Tree Comments *Opportunities:*	Biodiversity net gain
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	
Public Protection Comments *Management of Constraints:*	
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	the site lies within an Environmental Network. The site has a high landscape sensitivity and a medium/high visual sensitivity. Would not contribute towards the achievement of the aspiration to relocate the town's sports facilities.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	The site lies within an Environmental Network. The site has a high landscape sensitivity and a medium/high visual sensitivity. Would not contribute towards the achievement of the aspiration to relocate the town's sports facilities. More sustainable sites elsewhere in the town to deliver growth aspirations.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**MDR049**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	6%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	5%
Percentage of the site in the 1,000 year surface flood risk zone:	8%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	2%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a modification / enlargement of the existing Rush Lane roundabout would be affordable by this 1034 home site.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	16
Ecology Comments Significant Constraints:	Protection of the watercourse and ponds will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There are ponds on and adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. The south-eastern section of the site forms an Env. Network corridor due to the presence of a watercourse. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds. The hedgerows, trees and ponds will need to be buffered.

Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	No known archaeological interest but site is of a large size, so may have some archaeological potential
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	Two ponds on site with edge trees
Tree Comments *Other Constraints:*	Curtilage hedgerows
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments *Opportunities:*	Biodiversity net gain
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	A53 to the south creating noise concern.
Public Protection Comments *Management of Constraints:*	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Represents a significant growth option for the town, and has the potential to contribute effectively to the delivery of the town's aspirations to relocate the sports facilities.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	Whilst the site would represent a significant growth option for the town, it is considered the objectives of the town can be met through the delivery of other options and to a scale which retains large areas of countryside north of the A53.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Hinstock

Site Assessment - Stage 3	
Site Reference:	**HKW002**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	6%
Percentage of the site within 20m of a detailed river network:	6%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Goldstone Road and unnamed road to south of site
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that a suitable junction - probably onto the unnamed road - can be achieved despite significant level differences and the site deliver a review of speeds and safety in respect of pedestrian access along the unnamed road. Also assumes only very limited development will be permitted as the site has potential for 30 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assumes potential for a section of footway to be provided on Goldstone Road in front of Hawthorn Hollow on north side of Goldstone Road to provide link into village.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The woodland/scrub should be retained and appropriately buffered. Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW runs along the north-eastern boundary.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site includes a later 19th century house, Bank House, which is considered to be a non-designated heritage asset.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (Level 2 historic building assessment if demolition of Bank House proposed).
Heritage Comments Opportunities:	Bank House should be retained if at all possible.
Tree Comments Significant Constraints:	Half of site appears heavily tree'd
Tree Comments Other Constraints:	Half of site is open field
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
Tree Comments Opportunities:	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	No significant constraints
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	The site is formed of the dwelling known as Bank House, its curtilage (including gardens) and part of an adjacent field. The site lies partially within the development boundary on the east side of the village. Both landscape and Visual Impact Considerations are at a Medium level. The existing road to the south adjacent to site is very narrow and likely to not be suitable for HGVs. Heritage Assessment required with application Half of site appears heavily tree'd - particular attention needed to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
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 countryside**
Reasoning	Site has poor access and would not contribute as many dwellings as required compared to other site. There are therefore more suitable sites for allocation
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW009**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A529 School Bank
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Note existing footway and pedestrian crossing near school to access shop, village hall etc. 30 speed limit in place.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows/trees should be retained and appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site located adjacent to historic core of settlement, and of a medium size, so may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Mature curtilage trees to west and hedges to north of site
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape. Compensatory planting for any tree removals or lengths of roadside trees / hedgerow
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	A529 to the west creating noise.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The majority of the site's western boundary runs along School Bank. Both landscape and Visual Impact Considerations are at a Medium level. Heritage Assessment required with application
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	**Allocate**
Reasoning	The site would provide a reasonable number of dwellings given the guideline for the village. Access to the site is good across most of the western boundary and the site lies in the centre of the village - in proximity to the services the village has to offer. The site is recommended for allocation in part - the north and south parts of the site are excluded as shown in HKW009b
If proposed for Allocation, Potential Capacity:	35 dwellings
If proposed for Allocation Design Requirements:	Development to include an access from School Bank Road. Development should respect its location adjacent to the historic core of the village.

Site Assessment - Stage 3	
Site Reference:	**HKW009a**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	15%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A529 School Bank
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that a suitable junction can be provided onto A529 and can be achieved despite significant level differences.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Note existing footway and pedestrian crossing near school to access shop, village hall etc. 30 speed limit in place.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Potential impact on setting of Grade II Church of St Oswald (NHLE ref. 1308042) Site located adjacent to historic core of settlement, and of a medium size, so may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (setting of LB; archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Field site adjacent trees and hedges
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	#N/A

Strategic Considerations:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The majority of the site's western boundary runs along School Bank. Both landscape and Visual Impact Considerations are at a Medium level. Heritage Assessment required with application
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 countryside**
Reasoning	Site is a larger aspect of HKW009 and so was considered under HKW009.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW009b**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	23%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A529 School Bank
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes that a suitable junction can be provided onto A529 and can be achieved despite significant level differences.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Note existing footway and pedestrian crossing near school to access shop, village hall etc. 30 speed limit in place.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site located adjacent to historic core of settlement, and of a medium size, so may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Field site adjacent trees and hedges
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	#N/A

Strategic Considerations:	A large site to the east of and elevated above the A529 that is adjacent to but outside of the development boundary. The majority of the site's western boundary runs along School Bank. Both landscape and Visual Impact Considerations are at a Medium level. Heritage Assessment required with application
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 countryside**
Reasoning	Site is a smaller aspect of HKW009 and so was considered under HKW009.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW016**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Marsh Lane
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes 30 mph speed limit introduced on Marsh Lane and footway added along site frontage. Potentially 63 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	There were initial concerns raised about the sites' ability to provide a realistic and suitable pedestrian route into the village. It is acknowledged the site promoter has submitted a Highways, Drainage and Flood risk Assessment, which has been considered as part of this assessment. It is also acknowledged the site is situated directly to the east of an existing housing development. However, whilst there is potential for the site to provide additional footpath provision, it remains the view the location of the site in relation to the village would not actively encourage the use of sustainable forms of transport, especially in comparison with other options in the village.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The eastern and northern boundaries form an Env. Network corridor due to the presence of a ditch/drain. This should be retained and appropriately buffered. Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, reptiles and nesting birds. A PROW crosses the site.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	No known archaeological interest but medium size of site suggests it may have some potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Mature line of trees to western curtilage
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments Opportunities:	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Possible noise from road to the west.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment if necessary.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	The site consists of a relatively large and irregularly shaped agricultural field to the south of Hinstock. Both landscape and Visual Impact Considerations are at a Medium level. It is unlikely that a suitable continuous pedestrian route can be delivered into the village. The route along March Lane to the south of the site has more potential to be delivered but is not as attractive. The route to the north is restricted by insufficient highway land along March Lane The eastern and northern boundaries form an Env. Network corridor due to the presence of a ditch/drain Heritage Assessment required with application
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 countryside**
Reasoning	Site has poor access and is far from the services which the village offers. As such there are more suitable sites available.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW017**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	4%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Marsh Lane. It is very unlikely that a suitable access to this site can be achieved onto the unclassified road on the northern boundary due to the pinch point immediately east of Goldstone Road without third party land.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes 30 mph speed limit introduced on Marsh Lane and footway added along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. It is unlikely that a suitable continuous pedestrian route can be delivered into the village. The route to the north is restricted by insufficient highway land along March Lane.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site located adjacent to historic core of settlement and may therefore have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Mature trees a constraint on site
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	A small site adjacent to the development boundary to the east of the village. Poor access to the site, the site has mature trees. Heritage Assessment required with application
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 countryside**
Reasoning	Site has poor access and is far from the services which the village offers. As such there are more suitable sites available.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW018**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	1%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Marsh Lane. It is very unlikely that a suitable access to this site can be achieved onto the unclassified road on the northern boundary due to the pinch point immediately east of Goldstone Road without third party land.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes 30 mph speed limit introduced on Marsh Lane and footway added along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. It is unlikely that a suitable continuous pedestrian route can be delivered into the village. The route to the north is restricted by insufficient highway land along March Lane.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	Protection of pond on the site will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond on the site. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and pond will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site located adjacent to historic core of settlement, and of a medium size, so may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Large field site with curtilage trees and hedges
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	To extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Noise assessment for road noise on northern boundary.
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	A large site adjacent to the development boundary to the east of the village. Poor access to the site, and it lies somewhat isolated from the existing built form of the settlement. The site's size and dwelling capacity would be too large for the existing poor access. Heritage Assessment required with application
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 countryside**
Reasoning	Site has poor access and is far from the services which the village offers. As such there are more suitable sites available.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3	
Site Reference:	**HKW018VAR**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	5%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Marsh Lane. It is very unlikely that a suitable access to this site can be achieved onto the unclassified road on the northern boundary due to the pinch point immediately east of Goldstone Road without third party land.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes 30 mph speed limit introduced on Marsh Lane and footway added along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. It is unlikely that a suitable continuous pedestrian route can be delivered into the village. The route to the north is restricted by insufficient highway land along March Lane.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	Protection of pond on the site will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond on the site. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Requires botanical survey, EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and pond will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site located adjacent to historic core of settlement, and of a medium size, so may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Large field site with curtilage trees and hedges
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
Tree Comments Opportunities:	To extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
Public Protection Comments Significant Constraints:	No observable constraints.
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	Two parcels of land adjacent to the development boundary to the east of the village. Poor access to the site particularly for pedestrians, and it lies somewhat isolated from the existing built form of the settlement. Heritage Assessment required with application
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 countryside**
Reasoning	Site has poor access and is far from the services which the village offers. As such there are more suitable sites available.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Hodnet

Site Assessment - Stage 3

Site Reference:	**HHH001**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not assessed
Visual Impact Considerations: (from the LVSS)	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Shrewsbury Street
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable estate road access is delivered for potentially 21 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments *Other Constraints:*	Requires EcIa and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows will need to be buffered.
Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site wholly within Hodnet Conservation Area, and potential impacts on Scheduled Monument of Motte and bailey castle on Castle Hill, and the associated remains of a park pale, a fishpond and a formal garden (NHLE ref. 1019653) and Grade II Registered Park and Garden of Hodnet Hall (NHLE ref. 1001125).
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on character and appearance of CA; impact on settings of SM and RPG).
Heritage Comments *Opportunities:*	Design of any development would need to be of a high quality to minimise impact on Conservation Area.
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Site has mature groups of trees adjacent to both north and south curtilages
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
Tree Comments *Opportunities:*	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential noise from club to the northeast and road to the west.
Public Protection Comments *Management of Constraints:*	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	Suggest if keep away from club it would score better.
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	A small, rectangular site comprised of the portion of a field lying between the primary school and bowling club. Site has mature groups of trees adjacent to both north and south curtilages. Potential noise issues from the nearby club could be mitigated by dwellings being constructed further from it. Appropriate Access off Shrewsbury St and/or The Grove (for HHH014)
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	**Allocate**
Reasoning	Site is suitably located to the S of the village, and alongside HHH014 would result in a suitable housing number for the village up to 2036. Site is also an acceptable location following correspondence with consultees and acts as a natural extension to The Grove when combined with HHH014
If proposed for Allocation, Potential Capacity:	40 dwellings (across HHH001 and HHH014).
If proposed for Allocation Design Requirements:	Development could achieve a vehicular access off either Shrewsbury Street or through the Grove. Development to provide for open space and a mix of tenures in line with any identified local housing needs. Site to be used in conjunction with HHH014

Site Assessment - Stage 3

Site Reference:	**HHH003**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Hearne Lane
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes footway provided at frontage of site - west side of Hearne Lane. (To link with existing footway on south of Chantry Court.)
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments *Other Constraints:*	Requires EcIa and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site wholly within Hodnet Conservation Area.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on character and appearance of CA).
Heritage Comments *Opportunities:*	A sympathetic redevelopment scheme, which provides a high standard of design, could enhance the character and appearance of the CA
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	No trees on site
Tree Comments *Management of Constraints:*	N/A
Tree Comments *Opportunities:*	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential contamination of land through current and past land use. Road noise to the east.
Public Protection Comments *Management of Constraints:*	Con land remediation likely to be available. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	Removal of existing land use may reduce noise impacts at existing residential in the vicinity.
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	A small square site that is currently used as the Shropshire Council Highways Dept Depot. The site has high considerations in terms of landscape and Visual Impact. Site wholly within Hodnet Conservation Area. Heritage Assessment required with application Potential contamination of land through current and past land use. Poor SA
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	**Countryside**
Reasoning	Site has a poor SA score, and its existing use would require significant decontamination works to be suitable for residential development. However should the relevant works occur this could be a potential windfall site as it lies within the development boundary.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**HHH010**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	23%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes footway provided along frontage of site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to a review of pedestrian safety along Station Road which is too narrow for footway to be provided into the village. Potentially 30 homes.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments Other Constraints:	The western boundary forms and Env. Network corridor and should be adequately buffered. Requires EcIa and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Field site scattered hedgerow trees to road frontage
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments Opportunities:	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape. Compensatory planting for any tree removals or lengths of roadside trees / hedgerow lost to accommodate a visibility splay
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Possible for noise from the road to the east to impact on the development.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	The site consists of part of an agricultural field located to the south-east of Hodnet. 23% of the site lies within the 1,000 year flood risk zone The western boundary forms and Env. Network corridor Poor SA
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	**Countryside**
Reasoning	Site divorced from the services and facilities in the village, and is not contiguous with the built form to the south of Station Road. As such there are more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**HHH012**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes footway provided along frontage of site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to a review of pedestrian safety along Station Road which is too narrow for footway to be provided into the village. Potentially 7 homes.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments Other Constraints:	Requires EcIa and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Road frontage curtilage hedge
Tree Comments Management of Constraints:	N/A
Tree Comments Opportunities:	Compensatory planting for any tree removals or lengths of roadside trees / hedgerow lost to accommodate a visibility splay
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Possible for noise from the road to the east to impact on the development.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	The site consists of part of an agricultural field located to the south-east of Hodnet. The western boundary forms and Env. Network corridor Poor SA
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	**Countryside**
Reasoning	Site is divorced from the services and facilities in the village and would represent a further extension of the ribbon development to the north of Station Road. As such there are more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**HHH013**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Drayton Road (and Abbots Way)
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes review of existing 30mph speed limit on Drayton Road which may need extending and any necessary traffic calming provided. Footway provided on east side of Drayton Road with suitable pedestrian crossing facility to access existing footway on west side of Drayton Road. No vehicular access onto Abbots Way. Potentially 34 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments *Other Constraints:*	Requires EcIa and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The trees/hedgerows should be appropriately buffered.
Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Possible impact on the setting of the Hodnet Conservation Area.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on setting of CA). NB Heritage Assessment produced for the site in 2014
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Trees adjacent to western curtilage
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments *Opportunities:*	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Possible for noise from the road to the west.
Public Protection Comments *Management of Constraints:*	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	An irregularly shaped site consisting of an agricultural field located to the north-east of Hodnet. The site lies adjacent to the development boundary off Drayton Road. The site has high considerations in terms of Landscape and Visual Impact. Possible impact on the setting of the Hodnet Conservation Area. Heritage Assessment required with application Poor SA
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	**Countryside**
Reasoning	Not considered a preferable strategic direction of growth given the existing built form and the desire to keep residential development more centrally located. There are more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**HHH014**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	The Grove
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable estate road link can be provided to The Grove.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments *Other Constraints:*	Requires EcIa and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows will need to be buffered.
Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site partially within Hodnet Conservation Area, and potential impact on Grade II Registered Park and Garden of Hodnet Hall (NHLE ref. 1001125). Possible impact on Scheduled Monument of Motte and bailey castle on Castle Hill, and the associated remains of a park pale, a fishpond and a formal garden (NHLE ref. 1019653). Non known archaeological interest but medium size of site suggests it may have some potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on character and appearance of CA; impact on settings of SM and RPG; archaeological desk based assessment + ? evaluation).
Heritage Comments *Opportunities:*	Design of any development would need to be of a high quality to minimise impact on Conservation Area.
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Field site with hedges and some scattered mature trees to west and east curtilages
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
Tree Comments *Opportunities:*	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential noise from club to the northeast.
Public Protection Comments *Management of Constraints:*	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	Suggest if keep away from club it would score better.
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Site is located to the centre-south area of Hodnet, adjacent to the development boundary. Site would need to link with additional site HHH001 as currently there is no access to the site. Due to the potential noise at the bowling club to the NE it is advised to have the dwellings away from this side. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees Appropriate Access off Shrewsbury St for HHH001 and/or The Grove
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	**Allocate**
Reasoning	Site is suitably located to the South of the village, and alongside HHH014 would result in a suitable housing number for the village up to 2036. Site is located centrally and offers potential to encourage sustainable forms of travel to access local services, in particular the Primary School. It is also an acceptable location following correspondence with consultees.
If proposed for Allocation, Potential Capacity:	40 dwellings (across HHH001 and HHH014).
If proposed for Allocation Design Requirements:	Development could achieve a vehicular access off either Shrewsbury Street or through the Grove. Development to provide for open space and a mix of tenures in line with any identified local housing needs. Site to be used in conjunction with HHH001

Site Assessment - Stage 3

Site Reference:	**HHH015**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable estate road access is delivered for potentially 83 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None

Ecology Comments *Other Constraints:*	Requires EcIa and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows and adjacent potential priority habitat will need to be buffered.
Ecology Comments *Management of Constraints:*	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Possible impact on setting of Hodnet Conservation Area. Non known archaeological interest but medium size of site suggests it may have some potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on setting of CA; archaeological desk based assessment + ? evaluation).
Heritage Comments *Opportunities:*	
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Large field site with hedges to curtilages adjacent to residential to the west. One large tree on south curtilage
Tree Comments *Management of Constraints:*	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
Tree Comments *Opportunities:*	Use 20% canopy cover to integrate the development into the broader landscape. Compensatory planting for any tree removals or lengths of roadside trees / hedgerow lost to accommodate a visibility splay.
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential road noise to the north.
Public Protection Comments *Management of Constraints:*	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Site is located to the centre-south area of Hodnet, adjacent to the development boundary at Station Road. Due to the potential noise at the bowling club to the NE it is advised to have the dwellings away from this side.
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	**Countryside**
Reasoning	There are more suitable sites for allocation, and this site is towards the outside of the village and so is further from the services when compared to other more suitable sites.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**HHH016**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	44%
Percentage of site in Flood Zone 2:	46%
Percentage of site in Flood Zone 1:	54%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	5%
Percentage of the site in the 1,000 year surface flood risk zone:	16%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	29%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable estate road access is delivered for potentially 63 homes and a footway provided along the site frontage and crossing facility to the south side of Station Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	If priority habitats are present, this area should not be developed.

Ecology Comments *Other Constraints:*	The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then this area of the site should not be developed. An Env. Network corridor (a ditch) runs through part of the site. Requires botanical survey, EcIa and surveys for bats (trees) GCNs (ponds within 500m), badgers and nesting birds. The hedgerows will need to be buffered.
Ecology Comments *Management of Constraints:*	If priority habitat, those areas should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments *Opportunities:*	
Heritage Comments *Significant Constraints:*	
Heritage Comments *Other Constraints:*	Site adjacent to the boundary and within the setting of the Hodnet Conservation Area. Potential impacts on settings of Scheduled Monument of Motte and bailey castle on Castle Hill, and the associated remains of a park pale, a fishpond and a formal garden (NHLE ref. 1019653) and possibly also on Grade II Registered Park and Garden of Hodnet Hall (NHLE ref. 1001125). No known archaeological interest but medium size of site suggests it may have some potential.
Heritage Comments *Management of Constraints:*	Heritage Assessment required with application (impact on setting of CA, SM and RPG; archaeological desk based assessment + ? evaluation).
Heritage Comments *Opportunities:*	Design of any development would need to be of a high quality to minimise impact on Conservation Area and setting of Scheduled Monument.
Tree Comments *Significant Constraints:*	
Tree Comments *Other Constraints:*	Treeless site - some adjacent trees to adjoining gardens to the south
Tree Comments *Management of Constraints:*	N/A
Tree Comments *Opportunities:*	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape
Public Protection Comments *Significant Constraints:*	
Public Protection Comments *Other Constraints:*	Potential road noise to south.
Public Protection Comments *Management of Constraints:*	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments *Opportunities:*	
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	The site lies east of the village, partly within the development boundary beside Station Road. Around half of the site lies within flood zone 2 and 3, including the only available access. Botanical Survey required.
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	**Countryside**
Reasoning	Much of the site, including the access, lies within flood zones 2 and 3. Therefore other sites in the village are more suitable for development.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub:
Woore, Irelands Cross and Pipe Gate

Site Assessment - Stage 3

Site Reference:	**PIP001**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	23%
Percentage of the site in the 100 year surface flood risk zone:	29%
Percentage of the site in the 1,000 year surface flood risk zone:	39%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	12%
Percentage of the site within 20m of a detailed river network:	12%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Lane at Pipe Farm off A51
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes development will fund suitable access for potentially 31 homes, footway along frontage of site and pedestrian crossing facility to access existing footway on west side of the lane.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to a review of pedestrian facilities at the lane / A51 junction and the provision of footway links and crossing facilities on the A51 to access existing footway on west side of A51. Cost of works could be significant. This site is over 1.5km from the local store and school.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The eastern boundary forms an Env. Network corridor. Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The boundary trees should be appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site includes and areas of earthwork remains of ridge and furrow (HER PRN 21602)
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Curtilage hedges and occasional field tree
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
Tree Comments Opportunities:	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Possible contaminated land concerns due to landfill within 250m of the site. Road to the west
Public Protection Comments Management of Constraints:	Con land remediation likely to be available. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC003**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A525 Newcastle Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes development funds a suitable estate road access for potentially 110 homes, a review and extension of the 40mph / 30mph speed limits to cover site plus any necessary traffic calming. Footway in place.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Existing footway linking with village centre.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	There are badger setts along the northern boundary - these will need to be protected from development with a min. 20m buffer. The eastern boundary forms an Env. Network corridor due to the presence of a ditch/drain. This will need to be appropriately buffered. Requires EcIa and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, reptiles and nesting birds.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	No known archaeological interest but medium size of site suggests it may have some potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Mature curtilage trees to the north
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
Tree Comments Opportunities:	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Road to south creating noise.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC008**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	7%
Percentage of the site in the 100 year surface flood risk zone:	10%
Percentage of the site in the 1,000 year surface flood risk zone:	13%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	2%
Percentage of the site within 20m of a detailed river network:	2%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Candle Lane and A51 Nantwich Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. If the development (potentially 96 homes) can deliver improvements (widening and footway along the whole length of Candle Lane and at the junction with the A51 which would involve extending the speed limit and provision of traffic calming. Alternatively the development would have to provide and internal through route with improvements at each end of Candle Lane.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The development would not be able to deliver necessary pedestrian improvements along the A51 Nantwich Road towards to village centre.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires EcIa and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The trees and hedgerows should be appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	Site would have a negative impact on the setting of the Scheduled Monument of Syllenhurst Moat (NHLE ref. 1017005)
Heritage Comments Other Constraints:	Site of medium size and may therefore have wider archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (impact on setting of SM; archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	One or two mature trees present only
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
Tree Comments Opportunities:	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Road to the east and south. Unknown filled land on site creating contamination concern.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Con land remediation likely to be available.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC009**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium and Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium and Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A51 London Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable to standards access can be achieved onto the A51 following building demolition on the it. Small scale development.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 250m/500m with known GCN), badgers, reptiles and nesting birds. The trees and hedgerows should be appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site includes the farmhouse and some of the historic farm buildings for the historic farmstead of Birtles Farm (HER PRN 22002) and are regarded as non-designated heritage assets.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (Level 2 historic building assessment if demolition of historic farmstead buildings proposed).
Heritage Comments Opportunities:	Any scheme should seek to retain the historic buildings on the site.
Tree Comments Significant Constraints:	Heavily treed to north and west curtilages
Tree Comments Other Constraints:	Open central areas for low density
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
Tree Comments Opportunities:	Retain mature trees
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	no sig constraints
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC011**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A51 London Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes a suitable access onto the A51 is provided for this small scale development.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Existing footway in place
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	The developable area is reduced by the presence of an adjacent pond
Ecology Comments Other Constraints:	There is a pond adjacent to the site - this will need to be appropriately buffered; if GCNs are present, a buffer of 50m or more may be required. Known GCN records adjacent. Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The trees and hedgerows should be appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site includes the late 19th, century arts and crafts style house of the Hollies, which is regarded as non-designated heritage assets.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (Level 2 historic building assessment if demolition of The Hollies proposed).
Heritage Comments Opportunities:	Any scheme should seek to retain the historic buildings on the site.
Tree Comments Significant Constraints:	Heavily Treed site!
Tree Comments Other Constraints:	Small scale development only
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
Tree Comments Opportunities:	Retain mature trees
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Road to the west.
Public Protection Comments Management of Constraints:	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC013**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	8%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	6%
Percentage of the site within 20m of a detailed river network:	6%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A525 Audlem Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds an estate road access for potentially 345 homes, a review and extension of the existing speed limit and any necessary traffic calming and a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If the development is able deliver necessary pedestrian improvements along the A525 Audlem Road towards to village centre. He existing route has no footways east of the site and limited highway land to deliver improvements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	The developable area is reduced by the presence of ponds and Env. Network
Ecology Comments Other Constraints:	There are ponds on the site. These will need to be appropriately buffered; if GCNs are present, a buffer of 50m may be required. The woodland in the east of the site is within the Env. Network. There is a drain/ditch running through the site that also forms and Env. Network corridor. These features, and the trees/scrub should be retained and appropriately buffered. Requires botanical survey, EcIa and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, reptiles and nesting birds.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	Site includes Scheduled Monument of Syllenhurst Moat (NHLE ref. 1017005)
Heritage Comments Other Constraints:	Site of large size and may therefore have wider archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (impact on setting and significant of SM; archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	Several Copses of mature trees may limit developable areas
Tree Comments Other Constraints:	Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
Tree Comments Opportunities:	Retain mature trees
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Potential filled land on site requiring con land investigation. Road to south creating noise.
Public Protection Comments Management of Constraints:	Con land remediation likely to be available. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	**WIC014**
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A525 Audlem Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes development funds a suitable access for potentially 21 homes and a footway along the site frontage and pedestrian crossing facility to enable access to existing footway on north side of Audlem Road to gain access to the village centre.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires EcIa and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	See accompanying document
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	curtilage hedges only
Tree Comments Management of Constraints:	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
Tree Comments Opportunities:	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Potential filled land in close proximity to the site requiring con land investigation. Road to north creating noise.
Public Protection Comments Management of Constraints:	Con land remediation likely to be available. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.

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 countryside**
Reasoning	A Neighbourhood Plan has recently been adopted for the area including the settlements of Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan includes a housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. As the Neighbourhood Plan provides a local policy framework for development up to 2036, the Local Plan Review will not provide any additional information at this stage.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	