

Site Assessment - Stage 3

Site Reference:	BRO036
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Pound Lane adjacent to site would need to be improved for traffic and pedestrians.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Pound Lane leading to the B4373 and the junction with the B4373 would need to be improved and third party land would be needed. Y. If access can be achieved through the adjacent employment allocation directly onto the B4373.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Partly within Env. Network. Paddocks to east may be unimproved grassland. Surveys of tightly grazed grasslands are difficult and would require grass to be left to grow before survey. Area of scrub / woodland has interest, could support protected species (including Dormice) and should be in the Env. Network. Area of overgrown grassland to north of this may also have interest in own right and may support reptiles.
<i>Ecology Comments Management of Constraints:</i>	EclA required. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Retain mature trees in field. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	Retain and improve hedges, hedgerow trees and woodland/ scrub. Grassland area could be improved with more sympathetic management as meadow. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates that eastern side of site previously formed part of The Dunge Brick and Tile Works (HER PRN 07237) and the associated Dunge Colliery and associated coal workings (HER PRN 07285), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	boundary hedgerows and double internal hedgerow and copse of trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate central hedgerows and copse in open space and plant to connect to adjoining hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for con land.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	To be determined through the Neighbourhood Plan process.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	To be determined through the Neighbourhood Plan process.
Potential for Allocation?	To be determined through the Neighbourhood Plan process.
Recommendation	To be determined through the Neighbourhood Plan process.
Reasoning	A Neighbourhood Plan is being prepared for Broseley. This will identify the strategy for achieving the housing and employment guidelines identified for the town.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	