

Site Assessments: Broseley Place Plan Area

Published November 2018

Site Assessments for Broseley:

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

Stage 1: Site Assessment

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

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

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

Stage 2: Site Assessment

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

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

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

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

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

*Significant physical constraints:

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

**Significant environmental/heritage constraints:

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

Stage 3: Site Assessment

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

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

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	BEH001
Site Address:	Land adjacent to Benthall Villa Farm and Morris Corfield and Co Ltd, Benthall
Settlement:	Benthall near Broseley
Site Size (Ha):	1.19
Indicative Capacity (Dwellings):	36
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Part of an agricultural field located between Benthall Villa Farm and Morris Corfield and Co Ltd. To the north west of Benthall.
Surrounding Character:	Surrounding character is predominantly agricultural. However, there are residential dwellings to the east and south east of the site and the adjacent Morris Corfield and Co Ltd site (west) is a commercial enterprise.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	The site is more closely associated with the built form of Benthall than Broseley. It lies to the west of Benthall, with the built form of Benthall between it and the built form of Bridgnorth.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BEH002
Site Address:	Land south west of Benthall
Settlement:	Benthall near Broseley
Site Size (Ha):	3.59
Indicative Capacity (Dwellings):	108
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An agricultural field separated from the built form of Benthall (to the north) by another agricultural field.
Surrounding Character:	Surrounding character is a mix of agricultural and forestry/woodland.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Conclusion: Size:	
Strategic Suitability**:	The site is remote from the built form of the settlement being more closely associated with the built form of Benthall than Broseley. It is separated from the built form of Broseley 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.

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

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

Site Assessment - Stage 2

Site Reference:	BEH003X
Site Address:	Bethnall Grange
Settlement:	Benthall near Broseley
Site Size (Ha):	0.14
Indicative Capacity (Dwellings):	4
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	A small brownfield site within Benthall.
Surrounding Character:	Agricultural, residential and commercial.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BEH006
Site Address:	Land to east of Longbourne House, Benthall
Settlement:	Benthall near Broseley
Site Size (Ha):	0.92
Indicative Capacity (Dwellings):	28
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 35%
General Description:	Part of the site appears to be infrequently used in associated with the Morris Corfield and Co Lit works site on the opposite side of Benthall Lane. The remainder of the site consists of an area of scrubland and a grassed field.
Surrounding Character:	Character to the south is forestry/woodland. Character to the immediate west is forestry/woodland beyond which it is agricultural. Character to the north is a mix of agricultural and commercial. Character to the east is a mix of agricultural and residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	The site is more closely associated with the built form of Benthall than Broseley. It lies to the west of Benthall, with the built form of Benthall between it and the built form of Bridgnorth.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BEH007
Site Address:	South of Benthall Lane, Benthall
Settlement:	Benthall near Broseley
Site Size (Ha):	7.18
Indicative Capacity (Dwellings):	215
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large irregularly shaped site located within to the south of Benthall comprising of a series of agricultural fields.
Surrounding Character:	Character to north and north west is predominantly residential. Character to the west is predominantly agricultural. Character to the south is predominantly woodland/forest. Character to the east is a mix of agricultural, wooded areas and dwellings with l
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Conclusion: Size:	
Strategic Suitability**:	The site is remote from the built form of the settlement being more closely associated with the built form of Benthall than Broseley. It is separated from the built form of Broseley 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.

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

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Site Assessment - Stage 2

Site Reference:	BEH008
Site Address:	Land off Lodge Lane, Benthall
Settlement:	Benthall near Broseley
Site Size (Ha):	1.29
Indicative Capacity (Dwellings):	39
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of the northern part of an agricultural field, located to the south of dwellings fronting Benthall Lane.
Surrounding Character:	Character to the south and east is predominantly agricultural. Character to the east is a mix of woodland/forestry and agricultural. Character to the immediate north is residential, beyond which is agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Conclusion: Size:	
Strategic Suitability**:	The site is remote from the built form of the settlement being more closely associated with the built form of Benthall than Broseley. It is separated from the built form of Broseley 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.

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

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

Site Assessment - Stage 2

Site Reference:	BRO004
Site Address:	Land between Rough Lane and Pound Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	4.71
Indicative Capacity (Dwellings):	141
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is single parcel as agricultural land currently used as rough grazing, some farm buildings in northern part of site. Scattered mature trees and remnant hedgerows throughout site. Strong boundaries to W with existing residential properties on Forester Rd and Blakeway Close; N with residential properties on Collins Close and Rough Lane; E clearly defined boundary of hedgerows and trees with agricultural field; S with Caughley Rd and further agricultural land. Slight upward slope from N to S. Site is outside but adjacent to development boundary. Land to N between Rough Lane and Coalport Rd pp refused (14/04018/OUT) and appeal dismissed Feb 2016.
Surrounding Character:	Agricultural to S and E
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO006X
Site Address:	Land east of Bridge Road
Settlement:	Broseley
Site Size (Ha):	0.05
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	A densely wooded site to the west of Broseley
Surrounding Character:	Agricultural, scrubland and residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO007
Site Address:	Land to east of Dark Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	1.21
Indicative Capacity (Dwellings):	36
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site lies to E of Dark Lane outside development boundary and to E and N of main settlement. Is agricultural land currently used for rough grazing or open land - has been farmed more intensively in past. Irregular shaped parcel with ill-defined boundaries comprised mature trees and overgrown hedgerows on all 4 sides. Not directly adjacent to development boundary - separated by Dark lane and residential property (3 Dark Lane). Slight downward slope from NW to SE. Access via track to Dark Lane - no clear direct access to Dark Lane. Site is opposite Dark Lane site with pp for 88 dwells (14/02911/FUL) works commenced.
Surrounding Character:	Agricultural land - rough grazing. Boundary with single property (3 Dark Lane).
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO010
Site Address:	Land off Cherrybrook Drive, Broseley
Settlement:	Broseley
Site Size (Ha):	1.08
Indicative Capacity (Dwellings):	32
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Irregular shaped site adjacent to development boundary. Currently 'scrub' woodland and established trees as extension of tree cover on 'Stocking Mound'. Site lies to E of Cherry Brook Drive to N of existing industrial site off Cockshutt lane (site BRO002) to S of Broseley Cricket Club and existing wooded area known as 'Stocking Mound'. Boundaries are clearly defined with residential properties to W and industrial site to S and E; boundary with woodland to N not clearly defined. Road access only onto Cheery Brook Drive; pedestrian access only via existing network via Cherry Brook Drive.
Surrounding Character:	Residential to W; Industrial to S and E woodland and cricket ground to N.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO011
Site Address:	Land At Cobwell Road, Bridge Road, Broseley
Settlement:	Broseley
Site Size (Ha):	0.52
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Wedge shaped parcel of land outside development boundary but within conservation area. Currently scrub trees with some mature established trees. Bounded by residential development to W on opposite side Bridge Rd and Off Cobwell Rd to E; to N by residential and further woodland. Access either onto Bridge Rd or Cobwell road; pedestrian access via existing links on Bridge Rd, Cobwell Rd or Quarry rd. Site slopes S to N down Bridge Rd. Site has history of past mining and industrial use and is in Coal Authority High Risk area. And is in close proximity to Workhouse Coppice Local Wildlife Site.
Surrounding Character:	Residential - estate development off Cobwell road and single plots on Bridge Rd. Woodland to N running down towards Ironbridge Gorge.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO012
Site Address:	Land at Barratt's Hill, Broseley
Settlement:	Broseley
Site Size (Ha):	0.67
Indicative Capacity (Dwellings):	20
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Irregular shaped parcel on W edge of settlement outside but adjacent to development boundary. Currently agricultural use for rough grazing and informal amenity land with mature trees and established hedgerows. Existing residential properties to N and E further agricultural land to S and W. Obvious boundaries with residential properties to N and E; boundaries with agricultural land less well defined by hedgerows and trees. Road access and frontage onto Barratt's Hill (B4375) pedestrian access via existing pavements on Barratts Hill. Within Conservation Area and in close proximity to Penns Meadow Local Wildlife site.
Surrounding Character:	Agricultural land to W and S residential to E and N.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO014
Site Address:	Land off Spout Lane
Settlement:	Broseley
Site Size (Ha):	0.35
Indicative Capacity (Dwellings):	10
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	Small parcel on W edge of settlement. Currently no discernible use - scrub woodland vegetation with some mature trees on boundaries; no obvious agricultural use maybe some informal amenity use. Outside development boundary but separated by residential properties on Bridge rd. Within conservation area and in close proximity to Work House Meadows and The Mines Local Wildlife Sites and Benthall Edge Wood Ancient Woodland. Boundary to N with Spout Lane and to S and E with residential properties; not clearly defined to W. Road frontage and access onto Spout Lane only; pedestrian access via Spout Lane only no pavements.
Surrounding Character:	Residential to E and S, unimproved scrubland to W and woodland of Work House Meadows wildlife site to N.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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:	<p>Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO015
Site Address:	Land south of Avenue Road
Settlement:	Broseley
Site Size (Ha):	1.83
Indicative Capacity (Dwellings):	55
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site comprises part ELR017 - employment land allocation in Broseley. Application 16/02438/REF on adjoining land for mixed residential and employment refused 06/10/2015 then granted on appeal 31/08/2016. Site lies to SE of settlement outside development boundary. Currently in agricultural use with existing farmhouse and farm buildings (The Dunge Farm) on site. Boundaries to W with Avenue Rd; to S, N and E with agricultural land defined by hedgerows and trees and N (part) with properties on Pound lane. Road frontage and access onto Avenue Rd; pedestrian links via existing network on Avenue Rd. Overhead electricity and pylon present on site
Surrounding Character:	Agricultural to S and E residential to N and W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Not 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*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2

Site Reference:	BRO020
Site Address:	Land north of Avenue Road, Broseley
Settlement:	Broseley
Site Size (Ha):	0.22
Indicative Capacity (Dwellings):	7
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 25%
General Description:	House and large garden site on E edge of settlement within development boundary and conservation area. Several mature trees on site. Boundaries clearly defined with neighbouring residential properties. Road access and frontage onto track off Avenue Rd; pedestrian access via existing links on Avenue Rd.
Surrounding Character:	Established residential area - some large detached dwellings with large gardens, some estate development (Bright Grove). Opposite BRO0015 and site with pp for mixed use development.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information*:	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:	<p>Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2

Site Reference:	BRO021
Site Address:	Land at Coneybury Farm, Broseley
Settlement:	Broseley
Site Size (Ha):	6.94
Indicative Capacity (Dwellings):	208
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for grazing/fodder crops. Site is bounded by residential estate development to S; Ironbridge Rd and residential properties to W; Coneybury Farm complex and farmland to N and E. Boundaries are clearly defined with residential properties and area mixture of trees hedgerows and fences with neighbouring agricultural land. Some of the boundaries contain mature trees and stretches of established hedgerow. Site has no road frontage or access to current highway network, site is accessed via Coneybury Farm. Promoter claims access from Coalport Close development which appears to be in other private ownership as driveway to 2 properties, nevertheless this access would appear unsuitable for size of site proposed. Pedestrian and cycle access could be via Coalport Close or Ironbridge Rd to existing established network.
Surrounding Character:	Mixture of agricultural and residential
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	The site appears to be landlocked, without a road frontage.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO022
Site Address:	Land north of Broseley Lodge, Broseley
Settlement:	Broseley
Site Size (Ha):	10.76
Indicative Capacity (Dwellings):	323
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Wooded area to the south west of Broseley.
Surrounding Character:	Residential to the north. Wooded to the south. Agricultural to the east and west.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Not 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*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	Approximately 1/3 of the site contains a Local Wildlife Site. The southern element of the site is densely wooded and forms part of a wider woodland corridor. These elements of the site are therefore unsuitable for development. This remainder of the site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO024
Site Address:	Land off Barratts Hill, Broseley
Settlement:	Broseley
Site Size (Ha):	0.19
Indicative Capacity (Dwellings):	6
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 25%
General Description:	Irregular shaped parcel on Western edge of settlement outside but adjacent to development boundary. Currently informal amenity land with mature trees. Existing residential properties to N and E further agricultural land to S and W. Obvious boundaries with residential properties to N and E; boundaries with agricultural land less well defined. Road access and frontage onto Barratt's Hill (B4375) pedestrian access via existing pavements on Barratts Hill. Within Conservation Area and in close proximity to Penns Meadow Local Wildlife site.
Surrounding Character:	Agricultural land to W and S residential to E and N.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: 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).</p> <p>Strategic Suitability**:</p>
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO026
Site Address:	Land off Cockshutt Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	2.31
Indicative Capacity (Dwellings):	69
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site on N edge of settlement to N of existing employment area (former WH Dixon site). Site is bounded by B2 use to E; agricultural to N and E; woodland (the 'Stocking Mound') to W and S. Boundaries clear and defensible to W with neighbouring employment use; to N, W and S not readily discernible. Site is currently mixed use with some former industrial land used for storage and/or informal waste management; to N is trees/scrub whilst N portion of site is managed grazing with residential property and garden. Site is outside development boundary and conservation area. No road frontage but site could be accessed through BRO002 or via lane to New House.
Surrounding Character:	Agriculture to N, industry to E and ; woodland to W on reclaimed ground.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO027
Site Address:	Land at Firey Fields, Broseley
Settlement:	Broseley
Site Size (Ha):	1.26
Indicative Capacity (Dwellings):	38
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Part superseded by BRO037. Site on outside development boundary on SW edge of settlement currently in agricultural use - rough grazing. Residential estate to E off Bridgnorth Rd; agricultural uses to N, W, and S. Site is adjacent to Fiery Fields Local Wildlife site. Boundaries well defined with neighbouring residential property to E and agriculture and woodland to S and W; not well defined to N. No road frontage, access would have to be via other adjacent sites footpath links through residential estate and via PROW to W and S. Site relatively flat slight upward slope from W to E . High voltage overhead cables across N extremity of site and 33kv wooden posts and cables across centre of site running NW to Se.
Surrounding Character:	Residential estate to E off Bridgnorth Rd; agricultural uses to N, W, and S
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:
Size:	
Strategic Suitability**:	This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (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.

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

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

Site Assessment - Stage 2

Site Reference:	BRO028X
Site Address:	The Pheasant Inn, 56 Church Street
Settlement:	Broseley
Site Size (Ha):	0.10
Indicative Capacity (Dwellings):	<5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The Pheasant Inn and its curtilage.
Surrounding Character:	Residential, commercial and medical.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO029
Site Address:	Land south west of Mill Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	2.27
Indicative Capacity (Dwellings):	68
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site lies on W edge of Broseley outside but directly adjacent in part to the development boundary and conservation area. The site consists of part of an agricultural field and an area with a high concentration of trees. There is a farm building located on the site.
Surrounding Character:	Site to the east recently gained planning permission for 6 dwellings. To the east and north the character is predominantly residential. To the south and west the character is predominantly agricultural and countryside character.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO030
Site Address:	Land adjacent Woodlands Close, Broseley
Settlement:	Broseley
Site Size (Ha):	0.66
Indicative Capacity (Dwellings):	20
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjacent to development boundary currently in agricultural use as rough grazing/pasture. Site is bounded by estate development of Woodlands Close to W; Woodlands farmhouse and farmland to S; further farmland to N and E. Boundaries clearly defined with residential properties on Woodlands Close and to S with Woodlands farmhouse but boundaries to E and N appear arbitrary across farmland. Site has no road frontage as such but can be accessed via existing 'hammerhead' on Woodlands Close; pedestrian and cycle access via same access to existing established network.
Surrounding Character:	Agriculture and residential
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO031
Site Address:	West of Bridge Road, Broseley
Settlement:	Broseley
Site Size (Ha):	2.82
Indicative Capacity (Dwellings):	84
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjacent to Broseley development boundary. Site currently in use for rough grazing and informal recreation. N portion of site previously subject to mineral extraction and now 'unknown filled ground'. Site is bounded by Bridge Rd and Hilltop private property to W; by Floyer Lane and the Bentlands estate development and further agricultural land to E; to N by individual properties; to S by Benthall Lane and individual properties. Boundaries are clearly defined on the ground by a mixture of trees, hedgerows and fencing. Site has road frontage to Bridge Rd, Floyer Lane and Benthall Lane vehicle access currently off Bridge Rd. Cycle and pedestrian access via same routes.
Surrounding Character:	Mixed agricultural and residential
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO032
Site Address:	West of Floyer Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	2.36
Indicative Capacity (Dwellings):	71
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and removed from Broseley development boundary. Site currently in use for rough grazing and informal recreation. Site is bounded mostly by agricultural land with small boundary with Bentlands estate development on S corner; and top E with Hilltop Cottage and Floyer Hall. Boundaries clearly defined by established hedgerows and mature trees. In N corner of site remains of redundant farm buildings or possible mining related buildings. Site does not have a road frontage or apparent vehicle access - Floyer Lane is unsuitable for vehicles past Floyer Hall.
Surrounding Character:	Mostly agricultural with some residential development
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:
Size:	
Strategic Suitability**:	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). Furthermore, this site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (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.

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

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

Site Assessment - Stage 2

Site Reference:	BRO033
Site Address:	Adj. The Bayliffe's House off Spot Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	0.28
Indicative Capacity (Dwellings):	8
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small parcel on W edge of settlement. Currently no discernible use - scrub woodland vegetation with some mature trees on boundaries; no obvious agricultural use maybe some informal amenity use. Outside development boundary but separated by residential properties on Spout Lane and Bridge rd. Within conservation area and in close proximity to Work House Meadows and The Mines Local Wildlife Sites and Benthall Edge Wood Ancient Woodland. Boundary to S with Spout Lane residential properties; boundary to W ancient woodland and LWS; to E with access drive to Bayliffe's House. Road frontage and access onto Spout Lane only; pedestrian access via Spout Lane only no pavements. Boundaries clearly defined to E, by LWS and woodland, to S by residential properties to W by access drive but to north appears arbitrary.
Surrounding Character:	Woodland and residential
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO034
Site Address:	Adj. Brook Cottage, 4 Bridge Rd, Broseley
Settlement:	Broseley
Site Size (Ha):	0.21
Indicative Capacity (Dwellings):	6
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small greenfield site within development boundary. Currently in use as garden land (so; ancillary residential) of Brook Cottage. Site includes numerous mature trees internally and forming boundaries with adjoining properties. Site is surrounded by residential properties and has road frontage and vehicle access to Bridge St to W.
Surrounding Character:	Gardens and residential properties
Suitability Information: (from SLAA)	Currently Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO035X
Site Address:	Land off Chapel Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	0.11
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	A small site containing woodland and scrubland.
Surrounding Character:	Woodland, scrubland, agricultural land and rural dwellings.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: 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).</p> <p>Strategic Suitability**: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO036
Site Address:	Land off Avenue Road, Broseley
Settlement:	Broseley
Site Size (Ha):	6.82
Indicative Capacity (Dwellings):	205
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjacent to development boundary. Site currently in agricultural use for arable/fodder crops and grazing. Site has road frontage and vehicle access off Avenue Rd on NW boundary of site and to Pound La/Caughley Rd on SW boundary. Pedestrian and cycle access via Avenue Rd or Spout Lane to existing established network. Boundaries of site are clearly defined by mature trees and established hedgerows except on SE boundary which appears to be arbitrary line across existing fields. Site is crossed by 5 set of overhead power lines with at least 2 sets of 400Kv lines.
Surrounding Character:	Agricultural and residential. Site is bounded to W and S by agricultural land. To the N planning permission has been granted for a mixed residential and employment development. To the E is an existing residential estate development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO037
Site Address:	Land west of Bridgnorth Road, Broseley
Settlement:	Broseley
Site Size (Ha):	1.02
Indicative Capacity (Dwellings):	31
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjacent to development boundary on SW edge of town. Current use of site is not clear maybe used for rough grazing and informal recreation. Site is bounded by residential development to N, S and E and further agricultural land to W. Site boundaries are clearly defined by adjacent residential properties to N, S, and E; however W boundary appears to be arbitrary line across field with no discernible definition. Site is bisected by 2 sets overhead power lines 1 of 400kv and also contains many established trees. Site does not have road frontage and vehicle access is via track on N boundary to Bridgnorth Rd pedestrian and cycle access via same.
Surrounding Character:	Residential and agricultural
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO038
Site Address:	Adjacent to the Cemetery, Broseley
Settlement:	Broseley
Site Size (Ha):	0.33
Indicative Capacity (Dwellings):	10
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjacent to development boundary. Currently in agricultural use for rough grazing. Site is bounded by cemetery to N and W and by residential land and Ironbridge Rd to E and Mines Meadow estate development to S. Boundaries are clearly defined on ground by established trees and hedgerows. Road frontage and vehicle access to Ironbridge Rd; pedestrian and cycle access via same.
Surrounding Character:	Residential, agricultural and cemetery
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO039
Site Address:	Land east of Dark Lane, Broseley
Settlement:	Broseley
Site Size (Ha):	6.23
Indicative Capacity (Dwellings):	187
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site to E of Dark Lane opposite Broseley Primary School outside current development boundary. Currently 3 agricultural fields currently used for hay/silage crops. Access directly onto Dark lane. Site subdivided by existing established managed hedgerow. Boundaries defined to N and S by existing hedgerows, no clear boundaries at all to E; to W boundary with Dark Lane. Site slopes downward from S to N. Site bounded by Dark Lane, Primary School, and residential estate development to W; by residential properties to N and agricultural land to S and E.
Surrounding Character:	Residential and agricultural
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO040
Site Address:	Coalport Road
Settlement:	Broseley
Site Size (Ha):	1.47
Indicative Capacity (Dwellings):	44
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Green field outside but adjacent to the development boundary on the eastern edge of the settlement, to the south of Coalport road. Currently used for grazing/pasture. The site falls roughly down to the east, with the eastern boundary delineated by a post and rail fence; N, S and W boundaries comprised 'gappy' hedgerows and scattered mature trees. Site is bounded by further farmland to S and W and residential estate development to E and N. Site has road frontage and onto Coalport road but current vehicle access appears to be from Rough Lane (single track, unpaved access track) to S. Cycle and pedestrian access via Coalport Rd and Rough Lane to existing established network.
Surrounding Character:	Agricultural and residential
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	BRO041
Site Address:	Land at Coalport Road, Broseley
Settlement:	Broseley
Site Size (Ha):	3.09
Indicative Capacity (Dwellings):	93
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two agricultural fields located between Coalport Road and residential properties on Rough Lane.
Surrounding Character:	Surrounding character is predominantly agricultural with a row of dwellings to the north and south of the site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:
Size:	
Strategic Suitability**:	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.

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

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

Site Assessment - Stage 2

Site Reference:	BRO042
Site Address:	Land west of Monewood House, Broseley
Settlement:	Broseley
Site Size (Ha):	0.68
Indicative Capacity (Dwellings):	20
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an area of scrubland/woodland located to the east of Broseley. Site boundaries are defined by Ironbridge Road to the west, woodland to the north and south and is relatively undefined to the east.
Surrounding Character:	Character to the west and north is a mix of woodland and large rural dwellings on large plots. Character to the south is predominantly woodland. Character to the east is a mix of woodland and scrubland.
Suitability Information: (from SLAA)	N/A
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*:</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**: The site was promoted following the conclusion of the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	JKD001
Site Address:	Land to north of The Woodlands, Jackfield, Broseley
Settlement:	Jackfield, Broseley
Site Size (Ha):	0.64
Indicative Capacity (Dwellings):	19
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Densely wooded site located to the north east of Jackfield near to the Jackfield Tile Museum.
Surrounding Character:	Surrounding character is a mix of residential, to north west and south and agricultural/woodland and a leisure to the west.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	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*:	
Conclusion: Size:	
Strategic Suitability**:	The site is densely wooded, and these trees are subject to a group TPO protection.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	JKD002
Site Address:	Land off Calcutts Road, Jackfield, Broseley
Settlement:	Jackfield, Broseley
Site Size (Ha):	0.39
Indicative Capacity (Dwellings):	12
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 15%
General Description:	The site consists of a single residential dwelling and its extensive curtilage.
Surrounding Character:	Surrounding character is a mix of commercial and residential.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information*:	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*:
Size:	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**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	JKD003
Site Address:	The Rock Metal Works, Calcutts Road, Jackfield, Broseley
Settlement:	Jackfield, Broseley
Site Size (Ha):	1.43
Indicative Capacity (Dwellings):	43
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 75%
General Description:	The site consists of the Rock Metal Works Site (a protected employment site) and its associated landscaping.
Surrounding Character:	Surrounding character is a mix of commercial, residential, agricultural and woodland.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Site Assessment - Stage 2

Site Reference:	JKD004
Site Address:	Land off Ironbridge Road, Jackfield, Broseley
Settlement:	Jackfield, Broseley
Site Size (Ha):	1.69
Indicative Capacity (Dwellings):	51
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field located to the east of Broseley.
Surrounding Character:	Character to the west is predominantly residential. Character to the north is a mix of residential and agricultural. Character to the east and south is predominantly agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	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*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	BRO004
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low and Medium-High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Via Rough La / Collins Cl
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes vehicular access would not be via Pound La.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	ECLA required. Bat potential in mature trees and also notable species recorded nearby that are likely to forage over this area given 'wide' character. Retain mature trees and hedges in landscaping as part of corridor. Northern portion is within Environmental Network and also identified as potentially priority habitat which would require survey between May and end of August.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows on boundaries. Retain mature trees in field. Enhance and restore Env. Network to north and west in accordance with CS17 Environmental Networks and MD12. Extend the network to the south along the east boundary
<i>Ecology Comments Opportunities:</i>	Enhancement of the network to the east and south. Also greenspace provision should be accessible to existing housing to the west who currently don't have much Accessible Natural Greenspace. 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 Colliery and associated coal workings (HER PRN 07285). N part of the site also formed part of the Broseley Tileries (HER PRN 04631) and is crossed by the former course of an early tramway (HER PRN 07287). Site therefore holds 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>	hedgerows and trees to site boundary and trees and scrub internal to northern end of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land possible due to past mining operations and historic railway line crossing the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation possible.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>The site is well related to the built form of the settlement, with dwellings to the west of the site and much of the north of the site.</p> <p>A very small portion of the site along its northern boundary is located within a landscape sensitivity parcel which is considered to have medium-high visual sensitivity. The remainder of the site has medium-low visual sensitivity.</p> <p>A suitable access could be established via Rough Lane/Collins Close to the north of the site, but not via Pound Lane to the south of the site.</p> <p>The northern portion of the site is located within an environmental corridor and is also potentially a priority habitat.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO007
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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:	6%
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-High

Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Using current field access / Bridleway
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. But suitable visibility and access road width may not be achieved via the current bridleway access onto Dark Lane without acquiring third party land.
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):	23
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Grassland has been identified as potentially of UK Priority status. Haycop Local Wildlife Site is adjacent and has significant fungi species and also Dingy Skipper (UK Priority Species). Both of which could also be found on this site.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows on boundaries. Enhance and restore Env. Network surrounding most of site in accordance with CS17 Environmental Networks and MD12. Extend the network to the south along the east boundary
<i>Ecology Comments Opportunities:</i>	Suggest green/brown roofs as habitat for priority butterflies and moths and to reduce surface water run-off. Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from nearby Enhance woodland edge as part of open space requirement and buffer woodland and scrub with most enhancements being to the north east adjacent to the Wildlife Site. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located adjacent to former Clench Acre Mine (HER PRN 32987), so has some archaeological potential.
<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>	site surrounded by trees and continuous with wider network of woodland.
<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.
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>There is a feeling of separation from the built form of the settlement resulting from the fields/curtilages of properties between the site and Dark Lane and the agricultural fields to north, east and west.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high visual sensitivity.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and third party land is likely to be required in order to make necessary improvements to visibility.</p> <p>Grassland on the site has been identified as potentially of UK priority status.</p> <p>Haycop Local Wildlife Site is adjacent to the site, this site may have some similar characteristics.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site feels like it is in a rural setting.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and third party land is likely to be required in order to make necessary improvements to visibility.</p> <p>Haycop Local Wildlife Site is adjacent to the site, this site may have some similar characteristics.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO010
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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:	19%
Percentage of the site in the 1,000 year surface flood risk zone:	34%
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:	24%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Very 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?	Via Cherrybrook Drive
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 & Public Transport Service):	21
Ecology Comments Significant Constraints:	Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
Ecology Comments Other Constraints:	Much of site appears to be woodland, scrub or potential priority open habitat of some kind. Two ponds are present nearby. Environmental Network covers much of site.

<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Protected species mitigation and enhancement. Very likely to have reptiles on site in the open areas near paths. Buffers would be needed to the pond and the woodland areas leaving very little for development
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements in woodland and open habitat. Avoid topsoil on open space where possible. Suggest green/brown roofs and reduce surface water run-off. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Western side of site contains former mine workings (HER PRN 32861) and therefore 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>	site is covered in trees and scrub and connects to adjoining and wider woodland network.
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination. Possible noise etc from factories to the south.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>A wedged-shaped site between residential and employment land in Broseley. However as much of the site is woodland, scrubland or priority open habitats of some kind and links to a wider network, it has a very rural character.</p> <p>5% of the site is located within the 30 year surface flood risk zone; 19% within the 100 year surface flood zone; and 34% within the 100 year surface flood zone.</p> <p>24% of the site is located within 20m of a detailed river network.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>The site forms part of an environmental network, in order to protect this network the density of development would need to be reduced.</p> <p>Two ponds in proximity of the site.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>A wedged-shaped site between residential and employment land in Broseley. However as much of the site is woodland, scrubland or priority open habitats of some kind and links to a wider network, it has a very rural character.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO011
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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)	Very 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?	
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?	Given scale of 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):	14
Ecology Comments Significant Constraints:	Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
Ecology Comments Other Constraints:	Much of site appears to be woodland / scrub and potentially priority habitat. Half the site is currently in the Environmental Network and the rest (which arguably should also be) is an area Tree Preservation Order. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protected species mitigation and enhancement. A pond is present to the west which would require survey for newts.

<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Protected species mitigation and enhancement. Buffers would be needed to the pond and the woodland areas leaving very little for development
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements in woodland and open habitat. Avoid topsoil on open space where possible. Suggest green/brown roofs and reduce surface water run-off. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and setting of the Ironbridge Gorge World Heritage Site. Former coal workings (HER PRN 31083) and a tramway (HER PRN 31082) present on site, so hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on character and appearance of CA and settings of WHS). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site is covered in coppice and other woodland, part of which is subject to a TPO. It connects to the woodland of Ironbridge Gorge
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available but mining shaft on site which could cause stability issues etc (outside my remit but worth noting).
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Poor

Strategic Considerations:	<p>The site represents a green wedge on the edge of the built form of the settlement. Much of the site appears to be woodland/scrubland and potentially priority habitat. Links to the woodland of the Ironbridge Gorge.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>The site has more limited access to services and facilities within the town than alternative sites.</p> <p>Half the site forms part of an environmental network and the remainder is covered by trees subject to TPO protection. In order to protect this network the density of development would need to be reduced.</p> <p>There is a pond to the west of the site.</p> <p>The site is located within the Broseley Conservation Area.</p> <p>The site is within the setting of the Ironbridge Gorge World Heritage Site.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site represents a green wedge on the edge of the built form of the settlement. Much of the site appears to be woodland (southern element is subject to TPO protection)/scrubland and potentially priority habitat. Links to the woodland of the Ironbridge Gorge.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO012
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	10%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	12%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	17%
<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. Suitability of access will need to be checked by probably OK given small scale of development
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Most of site is within the Environmental Network. Bat potential in mature trees. Retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to and enhance Env. Network.

<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network and retention of mature trees unlikely to be fully possible in open space provision
<i>Ecology Comments Opportunities:</i>	Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from the nearby. Protect, enhance and restore Env. Network. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and may fall within the settings of a number of the Grade II listed buildings in the vicinity . HER indicates the earthwork and below ground remains of post-medieval coal workings may be present across much the site (HER PRNs 04565 & 0728), so site may hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment; impact on character and appearance of CA and settings of LBs). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees spread across most of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is well related to the built form of the settlement, with dwellings to north and east. Site boundaries are well defined.</p> <p>10% of the site is located within the 30 year surface flood risk zone; 12% within the 100 year surface flood zone; and 17% within the 100 year surface flood zone.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access, however the necessary improvements are considered to be achievable for a small scale development.</p> <p>Much of the site is within an environmental network.</p> <p>The site is located within the Broseley Conservation Area.</p> <p>The site may be within the setting of a Grade II listed building.</p> <p>The site may have archaeological interest.</p> <p>Noise from the road to the north of the site will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate the site in combination with BRO024 for residential development.</p>
Reasoning	<p>The site is well related to the built form of the settlement and its boundaries well defined.</p> <p>There is an opportunity for planning gain on the site through improvements to the wall fronting Barratts Hill and by undertaking an attractive development which complements the sites setting within a conservation area.</p>
If proposed for Allocation, Potential Capacity:	<p>10 dwellings across BRO012 and BRO024</p>
If proposed for Allocation Design Requirements:	<p>Necessary improvements to the access to accommodate small-scale development on the site should be assessed and implemented.</p> <p>Design and layout must complement the sites setting within a conservation area and in proximity of listed buildings. It should also minimise any impact from the noise from the adjacent road.</p> <p>The wall fronting Barratts Hills on the sites western boundary should be retained and improved.</p> <p>On-site open space provision should link to and enhance the environmental network.</p> <p>Mature trees and hedges should be incorporated into the site design.</p> <p>The local 'green hay' technique should be used to seed any grassland.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	BRO024
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<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. Suitability of access will need to be checked by probably OK given small scale of development
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. All the site is within the Environmental Network. Bat potential in mature trees. Retain mature trees and hedges in landscaping as part of corrido. The grassland shows promise so would require survey between May and end of August.

<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network and retention of mature trees unlikely to be fully possible in open space provision
<i>Ecology Comments Opportunities:</i>	Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from the nearby. Protect, enhance and restore Env. Network. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and may fall within the settings of a number of the Grade II listed buildings in the vicinity . HER indicates the earthwork and below ground remains of post-medieval coal workings may be present across much the site (HER PRNs 04565 & 0728), so site may hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment; impact on character and appearance of CA and settings of LBs). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	relatively small site with numerous trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	None required.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is well related to the built form of the settlement, with dwellings to north and east. Site boundaries are well defined.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access, however the necessary improvements are considered to be achievable for a small scale development.</p> <p>Much of the site is within an environmental network.</p> <p>Grassland on the site will need due consideration.</p> <p>The site is located within the Broseley Conservation Area.</p> <p>The site may be within the setting of a Grade II listed building.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate the site in combination with BRO012 for residential development.
Reasoning	<p>The site is well related to the built form of the settlement and its boundaries well defined.</p> <p>There is an opportunity for planning gain on the site through improvements to the wall fronting Barratts Hill and by undertaking an attractive development which complements the sites setting within a conservation area.</p>
If proposed for Allocation, Potential Capacity:	10 dwellings across BRO012 and BRO024
If proposed for Allocation Design Requirements:	<p>Necessary improvements to the access to accommodate small-scale development on the site should be assessed and implemented.</p> <p>Design and layout must complement the sites setting within a conservation area and in proximity of listed buildings. It should also minimise any impact from the noise from the adjacent road.</p> <p>The wall fronting Barratts Hills on the sites western boundary should be retained and improved.</p> <p>On-site open space provision should link to and enhance the environmental network.</p> <p>Mature trees and hedges should be incorporated into the site design.</p> <p>The local 'green hay' technique should be used to seed any grassland.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	BRO027
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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:	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:	No
Landscape Considerations: (from the LVSS)	Medium
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?	Assumed via Bridgnorth 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?	
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):	22
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Potential grassland interest. Entire area is corridor habitat between two core areas and the habitat is listed as nearly priority habitat. But it might be better. Some trees in the field and boundaries appear to be mature and could support bats.

<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Damp area in next door Local Wildlife Site would need survey for potential as a breeding site for Great Crested Newts.
<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), 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>	site bordered by hedgerows and trees and connects to large block of woodland to the south
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Development stand-off to woodland to the south
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to connect to and extend woodland cover to the south.
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	Possible mine shaft on site noted for your information.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>The site feels somewhat detached from the built form of the settlement, with countryside to the north, south and west. The site has limited connectivity with the dwellings to the east. Inclusion of BRO037 could somewhat improve this relationship.</p> <p>The site forms a corridor habitat between two core areas.</p> <p>Grassland on the site will need due consideration.</p> <p>The site may have archaeological interest.</p> <p>Site bordered by trees and hedgerows, which connect to woodland to the south.</p> <p>There may be a mine shaft on the site.</p> <p>The site lies adjacent to the Fiery Fields Local Wildlife Site.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site feels somewhat detached from the built form of the settlement, with countryside to the north, south and west. The site has limited connectivity with the dwellings to the east. Inclusion of BRO037 could somewhat improve this relationship.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO029
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-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>	N. Chapel Lane is unsuitable for the additional traffic that is likely to be generated by the development which may potential involve 90 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The Chapel Lane / B4375 junction would need to be improved and third party land would be needed.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for habitats, GCN (in pond 80m to west), Dormice (known records in general area), Badgers (known), Bats, nesting birds, vascular plants, reptiles.. Some Environmental Network crosses site and, with more survey, additional core / priority habitat or corridor could be identified.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing. Better assess corridor and core environmental network, retain this and enhance where possible. Use 'Green Hay Strewing' technique as best practice for creation of grassland areas. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within and on the boundary of, and within the setting, of the Broseley Conservation Area. HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact character and appearance on setting of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees around and within site, particularly areas in the central and northern parts of the site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None expected
<i>Public Protection Comments Management of Constraints:</i>	None likely
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>Due to the nature of the access road, and the separation between the site and Mill Lane caused by the curtilages of dwellings along it/rural land, the site has a rural character and feels separated from the built form of the settlement.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and it is considered that Chapel Lane could not be improved to accommodate the development of the site.</p> <p>Furthermore the development could not occur without off-site works, specifically improvements to the Chapel Lane/B4375 Junction and this would involve third party land.</p> <p>Environmental networks cross the site.</p> <p>The site is located within and on the boundary/setting of Broseley Conservation Area.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>Due to the nature of the access road, and the separation between the site and Mill Lane caused by the curtilages of dwellings along it/rural land, the site has a rural character and feels separated from the built form of the settlement.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and it is considered that Chapel Lane could not be improved to accommodate the development of the site.</p> <p>Furthermore the development could not occur without off-site works, specifically improvements to the Chapel Lane/B4375 Junction and this would involve third party land.</p> <p>Environmental networks cross the site.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO030
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	TRUE
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)	Very 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?	Via Woodlands Close
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?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. it would be difficult to justify permitting development (20 homes in this case) that increased the traffic along Woodlands Road and northern section of King Street. This route is very narrow and lacking any footway in places.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Grassland may be of interest but low risk. Low risk of Reptiles on site.

<i>Ecology Comments Management of Constraints:</i>	Simple ecological assessment all that is required (Extended Phase 1).
<i>Ecology Comments Opportunities:</i>	Opportunity to create linking corridor of woodland / hedgerow along eastern boundary to act as stepping stone for woods to north and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within setting of Ironbridge Gorge World Heritage Site
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of WHS)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	single tree near entrance on south western side of site
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land conditions required due to off site contamination migrating.
<i>Public Protection Comments Management of Constraints:</i>	Remediation possible.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is relatively well related to the built form of the settlement, but its northern and eastern boundaries are poorly defined.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>The development could not occur without off-site works, specifically improvements to Woodlands Road and the northern section of King Street, which is very narrow and lacking any footway in places. It is not envisaged that these improvements would be achievable.</p> <p>The site has more limited access to services and facilities within the town than alternative sites.</p> <p>Grassland on the site will need due consideration.</p> <p>Single mature tree near potential access.</p> <p>The site is potentially within the setting of the Ironbridge Gorge World Heritage Site.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site is relatively well related to the built form of the settlement, but its northern and eastern boundaries are poorly defined.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>The development could not occur without off-site works, specifically improvements to Woodlands Road and the northern section of King Street, which is very narrow and lacking any footway in places. It is not envisaged that these improvements would be achievable.</p> <p>The site is potentially within the setting of the Ironbridge Gorge World Heritage Site.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO031
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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-Low

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. This site would be able to deliver improvements to Floyer Lane. But suitable site access improvements onto Benthall Lane might be difficult to achieve. Access onto Bridge Road could be achieved.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If the site access is on Bridge Road then check would need to be made at the Benthall Lane / Bridge Road junction to ensure it was suitable to carry the additional traffic generated by the 84 home on this development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for habitats, GCN (in pond 20m to north), Badgers, Bats, nesting birds, vascular plants, reptiles.. Majority of site is in the Environmental Network and, with additional survey, additional core / priority habitat or corridor could be identified. Tree Preservation Orders on several roadside trees on or adjacent to this site. Likely to be key foraging site for bats and birds of prey like Owls and Kestrel. Anthills in earlier Street View indicates good quality grassland.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Opportunities:</i>	Grassland areas appear to have been better at some stage. Opportunities to restore these as part of any open space allocation exists. Green Hay Strewing should be used if this ever happens. Suggest green/brown roofs and reduce surface water run-off. Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Position between two Local Wildlife Sites of similar habitat suggests lots of opportunities to enhance area. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area. HER, LIDAR and historic OS maps indicates the earthwork and below ground remains of post-medieval coal workings are present across much the site (HER PRN 07284), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	limited tree and scrub cover around and within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Mine shafts and associated contamination likely. Potential noise from road.
<i>Public Protection Comments Management of Constraints:</i>	Remediation where necessary for contaminated land. Regulatory Services are not experts in stability aspects related with mine shafts and cannot comment other than to state that a stand off distance may be appropriate. Road noise could be mitigated through location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is located within the gap between Broseley and Benthall.</p> <p>The sites relationship to the built form of Broseley is relatively poor, with separation to the east caused by the presence of the Penn's Meadow Local Wildlife site and other rural land.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and it is considered that necessary improvements on Benthall Lane would be difficult to achieve. However access onto Bridge Road could be achievable. If access was via Bridge Road, off-site works would be required to assess the capacity of Benthall Lane/Bridge Road junction, to ensure it had capacity to support the development.</p> <p>The site has more limited access to services and facilities within the town than alternative sites.</p> <p>Much of the site is within an environmental network.</p> <p>Many of the roadside trees on/adjacent to the site are subject to TPO protection.</p> <p>The site is within the Broseley Conservation Area.</p> <p>The site may have archaeological interest.</p> <p>Noise from adjacent road will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site is located within the gap between Broseley and Benthall.</p> <p>The sites relationship to the built form of Broseley is relatively poor, with separation to the east caused by the presence of the Penn's Meadow Local Wildlife site and other rural land.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO032
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	5%
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)	Very High and Medium
Visual Impact Considerations: (from the LVSS)	High and Medium-Low

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. Floyer Lane is unsuitable for the additional traffic that is likely to be generated by the development which may potential involve 72 homes. Third party land would be needed to improve Floyer Lane.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The Floyer Lane / Benthall Lane junction would need to be improved and third party land would be needed.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for habitats (in particular grassland), GCN (pond 15m to north), Badgers, Bats, nesting birds, vascular plants, reptiles (Grass-snake recorded nearby). Old buildings could be used as bird nesting sites, roosts for bats, and hibernation sites for reptiles and amphibians. Top corner of site is in the Environmental Network and, with additional survey, additional core / priority habitat or corridor could be identified. Likely to be key foraging site for bats and birds of prey like Owls and Kestrel.

<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Retain and improve hedges and hedgerow trees. Retain overgrown areas to north with ruins as hibernation site for amphibians and reptiles. This area of environmental network should be improved. A pond feature should be incorporated. Position between two Local Wildlife Sites of similar habitat suggests lots of opportunities to enhance area. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on the boundary of, and within the setting, of the Broseley Conservation Area. HER indicates the earthwork and below ground remains of post-medieval clay and ironstone mining remains are present across much the site (HER PRN 33213), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees to southern and western site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Mine shafts and associated contamination potential on site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation where necessary for contaminated land
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is located within the gap between Broseley and Benthall.</p> <p>The sites relationship to the built form of Broseley is relatively poor, with separation to the east caused by the presence of the Penn's Meadow Local Wildlife site and other rural land.</p> <p>A very small portion of the site along its northern boundary is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity. The remainder of the site has medium landscape sensitivity and medium-low visual sensitivity.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access and it is considered that necessary improvements on Benthall Lane would be difficult to achieve. Therefore in isolation the site could not achieve a suitable highway access. However access onto Bridge Road via BRO031 could be achievable. If access was via Bridge Road, off-site works would be required to assess the capacity of Benthall Lane/Bridge Road junction, to ensure it had capacity to support the development.</p> <p>The site has more limited access to services and facilities within the town than alternative sites.</p> <p>The top corner of the site is located within an environmental network.</p> <p>Nesting may be occurring within the buildings on the site.</p> <p>Grassland on the site will need due consideration.</p> <p>The site is located within and on the boundary/setting of Broseley Conservation Area.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remains as countryside.
Reasoning	<p>The site is located within the gap between Broseley and Benthall.</p> <p>The sites relationship to the built form of Broseley is relatively poor, with separation to the east caused by the presence of the Penn's Meadow Local Wildlife site and other rural land.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO036
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	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>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>The site is very rural in character and feels remote from the built form of the settlement, although it is acknowledged that this could be somewhat improved following the development of the employment allocation to the north of the site. The sites southern boundary is poorly defined.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access, therefore Pound Lane, adjacent to the site, would need to be improved for traffic and pedestrians.</p> <p>Furthermore, off-site works would be required to improve the remainder of Pound Lane leading to the B4373 and the junction with the B4373, which would involve third party land. Alternatively access could be provided through the adjacent employment allocation which is understood to be in the same ownership.</p> <p>Part of the site is located within an environmental network.</p> <p>Grassland, scrubland and woodland on the site will need due consideration.</p> <p>Mature trees on the site should be retained.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remains as countryside.
Reasoning	<p>The site is very rural in character and feels remote from the built form of the settlement, although it is acknowledged that this could be somewhat improved following the development of the employment allocation to the north of the site. The sites southern boundary is poorly defined.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access, therefore Pound Lane, adjacent to the site, would need to be improved for traffic and pedestrians.</p> <p>Furthermore, off-site works would be required to improve the remainder of Pound Lane leading to the B4373 and the junction with the B4373, which would involve third party land. Alternatively access could be provided through the adjacent employment allocation which is understood to be in the same ownership, although this would mean access to residential development through an employment area.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO037
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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>	Currently a bridleway
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. But suitable visibility and access road width may not be achieved via the current bridleway access onto the B4373 without acquiring third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Potential grassland interest. Entire area is corridor habitat and close to two core areas. The habitat might be priority habitat. Some trees in the field and boundaries appear to be mature and could support bats. Movement of hedgehogs could be disrupted by any development if poorly planned.

<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Damp area in nearby Local Wildlife Site would need survey for potential as a breeding site for Great Crested Newts.
<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), 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 trees and copse internal to central part of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	
<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>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>The site is relatively well related to the built form of the settlement, with development to the north, east and south.</p> <p>2% of the site is located within the 30 year surface flood risk zone; 4% within the 100 year surface flood zone; and 10% within the 100 year surface flood zone.</p> <p>The existing highway is unsuitable for traffic associated with the development at the point of access, necessary improvements may not be achievable without acquiring third party land. Alternatively access could be provided through BRO027, subject to the capacity of any proposed access.</p> <p>The site is located within a corridor between two core areas.</p> <p>Grassland on the site will need due consideration.</p> <p>The site may have archaeological interest.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remains as countryside.
Reasoning	<p>The existing highway is unsuitable for traffic associated with the development at the point of access, necessary improvements may not be achievable without acquiring third party land. Alternatively access could be provided through BRO027, subject to the capacity of any proposed access.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO039
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	TRUE
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-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 & Public Transport Service):	21
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Top field of site is in the Environmental Network. Species found nearby and potentially on site are Hedgehog, Dingy Skipper, Slow-worm, Common Lizard, other butterfly and moth species that have been recorded nearby at The Haycop Local Wildlife Site nearby. Some potential for the same species to occur on the boundaries and also the rough area to the north east of the site.

<i>Ecology Comments Management of Constraints:</i>	EclA required. In particular of edges of site and rough corner at the north east of the site. Boundary trees and hedgerows should be retained where possible. Survey of reptiles over summer (avoiding July and August when possible). A wide buffer to the south where the Haycop Local Wildlife Site is close by. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large site which included the site of the site of Yew Tree Mine (HER PRN 33000) and therefore has 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>	isolated trees and hedgerows within and around site boundaries. Borders wider woodland network to north and east
<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. Connect to woodland to north and east
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use in the area. Possible road noise issues.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for con land. Noise can be mitigated by glazing and orientation of buildings to shelter garden areas
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>A very large site which is well located to the built form of the settlement, with dwellings to the north, west and part of the east. However the sites eastern boundary is relatively arbitrary in places.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high visual sensitivity.</p> <p>The northern field is within an environmental network.</p> <p>The nearby Haycop Local Wildlife Site will require due consideration.</p> <p>The site may have archaeological interest.</p> <p>Noise from adjacent road will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>A very large site which is well located to the built form of the settlement, with dwellings to the north, west and part of the east. However the sites eastern boundary is relatively arbitrary in places.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BRO040
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes speed limit has been extended as a result of the Linney Grange development on the opposite side of the Coalport Rd. Planning a shared access point with BRO041 could be considered if both sites progress.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Potential grassland interest including in the wide road verge on north west corner.

<i>Ecology Comments Management of Constraints:</i>	EclA required. Survey grassland between May and September. Include survey of road verge in north west corner. Significant boundary trees are present which should, with hedgerows, be retained where possible.
<i>Ecology Comments Opportunities:</i>	Seek to open up the footpath to the west and combine with open space provision. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A (NB. Condition advised for an archaeological watching brief on a 2015 application)
<i>Heritage Comments Management of Constraints:</i>	Archaeological watching brief condition on any PP
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees around site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from off site sources. Potential road noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Good

Strategic Considerations:	<p>The site is well related to the built form of the settlement, with dwellings and roads to the north and west. The sites eastern boundary represents an historic field boundary, but is relatively poorly defined. Inclusion of all or part of BRO041 would improve the definition of this boundary.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high visual sensitivity.</p> <p>Grassland on the site and road verge on north-west corner of the site will need due consideration. Noise from adjacent road will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate for residential development (with the western field of BRO041).</p>
Reasoning	<p>The site, in combination with the western portion of BRO041 is well contained and well related to the built form of the development.</p> <p>Opportunity to achieve enhancements to the gateway into the town from the east.</p> <p>Opportunity to deliver a high quality development with improvements to the adjacent footpath; pedestrian pavements in the area; and open space provision.</p>
If proposed for Allocation, Potential Capacity:	<p>20 dwellings</p>
If proposed for Allocation Design Requirements:	<p>A comprehensive scheme should occur across BRO040 and BRO041 (western field). Design and layout should seek to minimise the visual impact of development.</p> <p>The proposed housing mix should reflect local needs.</p> <p>Significant and strong landscape buffers should be provided along sites boundaries.</p> <p>The watercourse that forms the sites eastern boundary and the public footpath which forms the sites western boundary should form the focus for two green corridors.</p> <p>A significant area of open space should be provided on the site.</p> <p>Mature trees, hedgerows and boundary trees should be retained.</p> <p>The speed limit on Coalport Road should be extended to reflect the extent of the site.</p> <p>A pedestrian footway should be provided along the sites northern boundary.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	BRO041
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<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>	21%
<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-High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Coalport Road will need to be extended. Planning a shared access point with BRO040 could be considered if both sites progress.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The area is bisected by Environmental Network that follows the hedge and watercourse across the site. This water course flows into Corbett's Dingle Local Wildlife Site and Ancient Woodland which clearly has implications for drainage. Culverting of watercourses is rarely approved as part of Open Water Consents that would likely be required for this site. Mature in-field and boundary trees are present. The grassland at this site may be of interest.

<i>Ecology Comments Management of Constraints:</i>	EclA required. Survey grassland between May and September. Significant boundary trees are present which should, with hedgerows, be retained where possible. Water course should be built into any design as an open water feature and incorporated into SUDS.
<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the water course could be enhanced with good design that doesn't rely on culverting. The Environmental Network should be enhanced.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Medium sized site, so may have some archaeological potential
<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>	hedgerows and mature trees around site boundaries and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Seek to retain internal tree and hedgerow within open space within site
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from off site sources. Potential road noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Good

Strategic Considerations:	<p>The site is separated from the built form of the settlement by BRO040. Inclusion of the land within BRO040 would improve the sites relationship to the built form of the settlement.</p> <p>21% of the site is located within 20m of a detailed river network.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high visual sensitivity.</p> <p>The site is bisected by an environmental network that follows the hedgerow/watercourse across the site.</p> <p>The watercourse flows into a Local Wildlife Site and Ancient Woodland.</p> <p>The watercourse should not be culverted and its presence incorporated into site design.</p> <p>Grassland on the site will need due consideration.</p> <p>The site may have archaeological interest.</p> <p>Noise from adjacent road will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	Yes - Western field
Recommendation	Allocate the western field for residential development (with BRO040).
Reasoning	<p>The site, in combination with the western portion of BRO041 is well contained and well related to the built form of the development.</p> <p>Opportunity to achieve enhancements to the gateway into the town from the east.</p> <p>Opportunity to deliver a high quality development with improvements to the adjacent footpath; pedestrian pavements in the area; and open space provision.</p>
If proposed for Allocation, Potential Capacity:	25 dwellings
If proposed for Allocation Design Requirements:	<p>A comprehensive scheme should occur across BRO040 and BRO041 (western field).</p> <p>Design and layout should seek to minimise the visual impact of development.</p> <p>The proposed housing mix should reflect local needs.</p> <p>Significant and strong landscape buffers should be provided along sites boundaries.</p> <p>The watercourse that forms the sites eastern boundary and the public footpath which forms the sites western boundary should form the focus for two green corridors.</p> <p>A significant area of open space should be provided on the site.</p> <p>Mature trees, hedgerows and boundary trees should be retained.</p> <p>The speed limit on Coalport Road should be extended to reflect the extent of the site.</p> <p>A pedestrian footway should be provided along the sites northern boundary.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	JKD002
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
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?	
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 & Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	All the woodland to the south west is listed as under a TPO. Reptile, badger, bats, nesting birds and even Dormice could be present. The small woodlands may also be of interest. While not listed on our maps the woodland is clearly either corridor or perhaps core habitat in the Environmental Network. The maps will be adjusted accordingly. A reduced number of houses may be required to allow for the network / core habitat and TPO.

<i>Ecology Comments Management of Constraints:</i>	EclA required. The woodland should be surveyed in Spring or early summer to ensure spring flowers are picked up. Reptile survey mats should be installed early in the year or late the previous year to allow reptiles to become used to them. A buffer should be included to the woodland.
<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the woodland could be enhanced. The Environmental Network should be enhanced and woodland edge habitat promoted. If reptiles are found then ground features that can be used for hibernation and basking should be incorporated into the open space.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Site formed part of the Rock Tile Works (HER PRN 07242) and also contains mine workings (HER PRN 07283) , so holds archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on Outstanding Universal Value of WHS and character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Belt of TPO woodland occupies north-west to south-east side of site.
<i>Tree Comments Other Constraints:</i>	trees to north-east site boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Development stand-off from protected woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from historic land use on and in the vicinity of the site. Possible noise impact from industrial estate to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for contaminated land. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>The site is located within the built form of the settlement. All the woodland to the south and west is subject to TPO protection. The woodland on the site is of value and will require due consideration. The site is located within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. The site may have archaeological interest. Noise from adjacent employment uses will require due consideration. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Potential to redevelop a brownfield site. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	<p>Yes</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site is located within the built form of the settlement. The woodland on the site is of value (that to the south and west of the site is subject to TPO protection) and will require due consideration. The site is located within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	JKD003
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
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)	Very 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?	
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 & Public Transport Service):	19
Ecology Comments Significant Constraints:	none
Ecology Comments Other Constraints:	Site is nearly surrounded by woodland, some of which is within the site. To the east and south this woodland is also within the Ecological Network and is listed as priority habitat. Bats, badgers, nesting birds and Dormice could be present. Other areas of the site may also support reptiles

<i>Ecology Comments Management of Constraints:</i>	EclA required. The woodland should be surveyed in Spring or early summer to ensure spring flowers are picked up. Reptile survey mats should be installed early in the year or late the previous year to allow reptiles to become used to them. A buffer should be included to the woodland.
<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the woodland could be enhanced. The Environmental Network should be enhanced and woodland edge habitat promoted. If reptiles are found then ground features that can be used for hibernation and basking should be incorporated into the open space.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Site formed part of the Rock Tile Works (HER PRN 07242) and also contains mine workings (HER PRN 07283), so holds archaeological interest. ?some of the present buildings on site may be historic industrial buildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; ?Level 2 historic building recording; impact on Outstanding Universal Value of WHS and character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by mature trees - part of ironbridge gorge woodland network
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings around periphery of site, in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover within site, in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past and existing land uses. Potential noise from industrial site to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for contaminated land. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment. Significant noise mitigation measures likely which may slightly reduce the number of properties possible on site.
<i>Public Protection Comments Opportunities:</i>	Potential to remove potential noise sources for nearby residential properties if this site was developed for residential.
<i>Sustainability Appraisal Conclusion:</i>	Fair

Strategic Considerations:	<p>Much of the site is located within the built form of the settlement, however much of the site is also safeguarded for employment development.</p> <p>Part of the site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity. The sensitivity of the remaining land is also likely to be high/very high, albeit there is already built form on the site.</p> <p>The site is surrounded by woodland and will require due consideration.</p> <p>The site is within an ecological network and is listed as a priority habitat.</p> <p>The site is located within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area.</p> <p>The site may have archaeological interest.</p> <p>Noise from adjacent employment uses will require due consideration.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Potential to redevelop a brownfield site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>Much of the site is located within the built form of the settlement, however much of the site is also safeguarded for employment development.</p> <p>Part of the site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity. The site is located within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	JKD004
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
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:	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)	Very 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?	B4373
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 & Public Transport Service):	20
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed. If priority habitats not present, boundary vegetation should be retained, enhanced and buffered, reducing developable area.
Ecology Comments Other Constraints:	The site forms an Env. Network corridor. The site may contain priority habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	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.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located adjacent to the boundary, and within the setting, of the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Historic editions of the OS map indicates that at least one mine shaft is present on the site .
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on Outstanding Universal Value of WHS and character and appearance of CA; archaeological Desk Based Assessment + ?evaluation). High quality design for development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	abuts conservation area to the east.
<i>Tree Comments Other Constraints:</i>	open rough grassland site with scrubby trees and shrubs mostly around the perimeter. Adjoins extensive deciduous woodland to the south and east
<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 extend woodland cover and create 15m buffer with the woodland to the south and east
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land due to past land use. Possible noise from road to west. Possible stability issues however this steps outside of my remit.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Not assessed

Strategic Considerations:	<p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site may contain contaminated land.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>

Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remains as countryside.</p>
Reasoning	<p>The site is located within a landscape sensitivity parcel which is considered to have very high landscape sensitivity and high visual sensitivity.</p> <p>There are perforable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; well defined site boundaries; offer opportunities for planning gain; benefit from good access into the highway network; and offer an opportunity to create attractive gateways into the town.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	