

Nesscliffe: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Nesscliffe

Site ref	Site Address	Stage 2	Comments
NESS001	Land east of Nesscliffe Hotel	Y	
NESS002	Land east of the Crescent Nesscliffe	Y	
NESS003	Land west of Nesscliffe Hotel	Y	
NESS004	Land west of Holyhead Road	Y	
NESS005	Land at Well Lane	Y	
NESS006	Land at The White House	N	Site less than 0.2 ha in size
NESS007	Land to rear of The Gables	Y	
NESS008	Land at Nesscliffe St Andrews CE School	N	Site part of school playing field and not promoted
NESS010	Land South of Nesscliffe	Y	
NESS011	Land North of Broomhill	Y	
NESS012	Land east of Nesscliffe Services	Y	
NESS013/10	Land at rear of Three Pigeons	Y	

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS001		Site Name: Land east of Nesscliffe hotel	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Nesscliffe Hill adjoining to the North RIGS 20m NE
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	SAM 115m North (Kynaston's Cave)
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS002		Site Name: Land east of the Crescent Nesscliffe	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Nesscliffe Hill close to the North & East
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	SAM 100m East
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS003		Site Name: Land west of Nesscliffe Hotel	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS004		Site Name: Land west of Holyhead Road	
Criteria	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS005		Site Name: Land at Well Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS006		Site Name: Land at The White House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha in size
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment. Site less than 0.2ha in size*

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Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS007		Site Name: Land to rear of The Gables	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS008		Site Name: Land at Nesscliffe St Andrews CE School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site part of School Playing field
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Nesscliffe Hill close to E
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

Recommendation: *site not progressed to Stage 2 assessment. Site part of school playing field and not promoted*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS010		Site Name: Land South of Nesscliffe	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS011		Site Name: Land North of Broomhill	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Nesscliffe Hill adjoining to the North
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS012		Site Name: Land East of Nesscliffe Services	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Stage 1 Site Assessment: *Nesscliffe*

Site ref: NESS013/10		Site Name: Land at rear of Three Pigeons	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Nesscliffe: Submission

Housing Sites Assessment: Stage 2a

Site ref: NESS001		Site Name: Land east of Nesscliffe Hotel		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			About 1/3 of site in an amenity green-space buffer
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS001		Site Name: Land east of Nesscliffe Hotel		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	RIGS buffer small northern section of site. Wildlife site Great Ness. Nesscliffe Hill Wood ancient woodland.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	One individual tree and part of group TPO
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS002		Site Name: Land east of The Crescent		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Small section low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS002		Site Name: Land east of The Crescent		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site. Nesscliffe Hill Wood ancient woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	6 individual and 4 group TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS003		Site Name: Land west of Nesscliffe Hotel		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			1/3 of site in a children's play area buffer over 60% in a young people's recreational facility buffer
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS003		Site Name: Land west of Nesscliffe Hotel		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site. Nesscliffe Hill Wood ancient woodland,
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	2 individual and 1 group TPO
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS004		Site Name: Land west of Holyhead Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Small section of site at the edge of a young people's recreational facility buffer.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Small section of site in buffer.
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS004		Site Name: Land west of Holyhead Road		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site. Nesscliffe Hill Wood ancient woodland.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Very small part of the site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	At edge of site there is an 1890 quarry.

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS005		Site Name: Land at Well Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Section of site in buffer
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS005		Site Name: Land at Well Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site and Nesscliffe Hill Wood ancient woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS007		Site Name: Land rear of The Gables		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Section of site in buffer for a children's play area. Over 50% in buffer for a young people's recreational facility.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS007		Site Name: Land rear of The Gables		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site and Nesscliffe Hill Wood ancient woodland.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	2 individual trees at edge of site.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS010		Site Name: Land south of Nesscliffe		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Over 50%.
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS010		Site Name: Land south of Nesscliffe		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0		Nesscliffe Hill Wood ancient woodland. Small part Great Ness wildlife site.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Historic landfill
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS011		Site Name: Land North of Broomhill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	50%
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Majority of site is low but western edge is moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	About 30% in buffer
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS011		Site Name: Land North of Broomhill		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Nesscliffe Hill Wood ancient woodland. Small part Great Ness wildlife site.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS012		Site Name: Land east of Nesscliffe Services		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS012		Site Name: Land east of Nesscliffe Services		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Nesscliffe Hill Wood ancient woodland.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Site Assessment: Stage 2a

Settlement: Nesscliffe

Site ref: NESS013		Site Name: Land at rear of Three Pigeons		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Section of site in buffer for a children's play area. Over 50% in buffer for a young people's recreational facility.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Nesscliffe: Submission

Site ref: NESS013		Site Name: Land at rear of Three Pigeons		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Great Ness wildlife site and Nesscliffe Hill Wood ancient woodland.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	2 individual trees at edge of site.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Nesscliffe: Submission

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Nesscliffe: Submission

Housing Sites Assessment: Stage 2b

Site Ref: NESS001	Site Name: Land at Nesscliffe
Size (ha)	1.8
Indicative capacity	53
General location	The site is located in the south east of Nesscliffe, on the north side of the former A5 road, adjoining the former Nesscliffe Hotel. The site is directly south of the Nesscliffe Hill Country Park. There is no development boundary for the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	The site rises gently towards the north east.
Adjoining land uses and boundary features	Nesscliffe Hill Country Park is immediately to the north of the site. There is agricultural land to the east. The former A5 is the southern edge of the site, with Nesscliffe Cottages opposite. The former Nesscliffe Hotel sits to the west of the site. There are boundary hedgerows with significant trees to the site boundaries, with the wooded Nesscliffe Hill to the rear. There is a path running to the north of the site and a track to the rear.
Local highway capacity/ constraints	Access acceptable. Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	The site is open countryside, directly adjacent to the wooded hills of Nesscliffe Hill Country Park and the former Nesscliffe Hotel, which is a listed building. The high quality of the setting means the site has high landscape character and sensitivity.
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is promoted by Berrys.
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. This site is located at the southern end of the village at some distance from the primary school. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	Tree preservation order, Listed building and pond on the southern boundary of the site.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	None identified

Nesscliffe: Submission

Site Ref: NESS001	Site Name: Land at Nesscliffe
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to County Wildlife Site, Regionally Important Geological Site and Ancient Semi-Natural Woodland.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report</p>
Trees	Limiting tree and hedgerow constraints. Mature boundary trees to be considered during demolition/site preparation
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local
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Nesscliffe: Submission

	<p>Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass. Indeed, the Housing Needs and Development Survey identified strong local objections to sites NESS002, NESS001 and NESS011 because they border the Nesscliffe Hill Country Park.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

This is a greenfield site located in the countryside to the south eastern part of the village, sitting at the foot of Nesscliffe Hill in a roadside location. The site is on the rural edge of the village, which has no development boundary. It is a visually sensitive site and there has been local objection to development in the vicinity of the Hill and Country Park.

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

The Stage 2b assessment shows that whilst the site has proximity to existing services and facilities, it is in a visually prominent and sensitive location, in particular relative to the adjoining listed building and Nesscliffe Hill. The assessment also highlights the need to take into account ecological, geological and tree concerns, with Tree Preservation Orders being a limiting constraint.

Whilst the site is located reasonably close to the existing village centre, it is not considered suitable for development given its close proximity to Nesscliffe Hill Country Park and resultant high landscape impact. In addition, the local Housing Needs and Development Survey identifies strong local objection to development within this area.

Conclusion

Potential windfall site	NO
Realistic site	NO - very visually sensitive

Recommendation

Allocation in Final Plan	NO
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Nesscliffe: Submission

Site Ref: NESS002	Site Name: Land at Nesscliffe
Size (ha)	2.5
Indicative capacity	73
General location	The site is located on the eastern fringe of Nesscliffe to the rear of The Crescent, and St Andrews CE Primary School. The Nesscliffe Hill Country Park lies directly to the east of the site. There is no development boundary for the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Land slopes uphill to the east towards Nesscliffe Hill
Adjoining land uses and boundary features	To the north and east of the site are the wooded slopes of Nesscliffe Hill Country Park. The southern boundary of the site is a public right of way to the Hill, with a small meadow and then residential properties fronting the main road through the village. Hopton Lane forms the western edge of the site, with The Crescent residential area opposite and the primary school lying just across the road from the northern part of the site.
Local highway capacity/ constraints	Hopton Lane narrow. Access potentially acceptable - seek road widening and footway extension. Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	The site is assessed as having high landscape sensitivity The area forms a strip off pastoral land squeezed between the settlement and the wooded slopes of Nesscliffe Hill. It is important in the setting of the hill and the settlement and is widely visible, in particular from the A5 to the west. The site is assessed as having low capacity for housing development. The area has no capacity for housing as it lies in a prominent position on the slopes of Nesscliffe Hill and is highly visible from the A5 and countryside to the north and west.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. A network of footpaths and bridleways lie to the east of the site across Nesscliffe Hill Country Park. There are no direct employment areas within the village, with Oswestry and

Nesscliffe: Submission

Site Ref: NESS002	Site Name: Land at Nesscliffe
	Shrewsbury being the nearest towns.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to County Wildlife Site, Regionally Important Geological Site and Ancient Semi-Natural Woodland.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Tree and hedgerows will be a significant constraint. Mature trees and hedgerows and ancient woodland to top boundary. Large development stand-off required. Potential adverse landscape impact to building up slope.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received
Environment Agency	No comments received

Nesscliffe: Submission

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass. Indeed, the Housing Needs and Development Survey identified strong local objections to sites NESS002, NESS001 and NESS011 because they border the Nesscliffe Hill Country Park.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	<p>None specific to this site</p>

Site Assessment Summary

This is a greenfield site located in the countryside on the north eastern edge of the village, sitting at the foot of Nesscliffe Hill in a roadside location. The village has no development boundary. The site is on the rural edge of the village separated from housing by a narrow road and closely related to the Nesscliffe Hill. It is a visually sensitive site and there has been local objection to development in the vicinity of the Hill and Country Park.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. Furthermore, the site has tree preservation orders upon it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment shows that whilst the site is has some proximity to existing services and facilities, it is in a visually prominent and sensitive location, in particular relative to Nesscliffe Hill. The assessment also highlights the need to take into account ecological and tree concerns, with Tree Preservation Orders being a significant constraint.

The site is not considered suitable for development in light of its prominent location on the slopes of Nesscliffe Hill and resultant high landscape impact. In addition there is poor access to the site from the main road, along Hopton Lane. The local Housing Needs and Development Survey identifies strong local objection to development within this area.

Conclusion

Potential windfall site	NO
Realistic site	NO - poor access and the landscape setting.

Recommendation

Allocation in Final Plan	NO
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Nesscliffe: Submission

Site Ref: NESS003	Site Name: Land at Nesscliffe
Size (ha)	0.6
Indicative capacity	10
General location	The site is located close to the centre of Nesscliffe, west of the former A5 road, opposite the former Nesscliffe Hotel. The site is in-between existing residential dwellings within the built up area of the village. The A5 bypass runs approximately 100m from the rear boundary of the site, to the west.
Brownfield or Greenfield	Mixed – Car park for former Hotel (now restaurant) and open field below.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Former hotel car park and field.
Topography	Part of the site which is currently used as a car park is flat but the land west of the car park slopes steeply
Adjoining land uses and boundary features	To the north and south of the site there are residential dwellings fronting the road with their gardens extending gardens behind. The main road through the village forms the eastern boundary of the site with the former Nesscliffe Hotel opposite. To the west, there is a strip of grassland with a watercourse before the elevated A5 bypass, with countryside and Wilcott beyond. The site frontage is the car park for the former hotel (now restaurant) and there are a number of significant trees along the frontage, northern and southern site boundaries. An access track (which provides a pedestrian crossing over the A5 to Wilcott) runs along the northern edge (but within) the site. Promoted site NESS007 lies to the north, separated by two existing dwellings.
Local highway capacity/ constraints	Access acceptable - although the site is close to the existing junction. Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	<p>The site is assessed as having high landscape sensitivity</p> <p>The area is a small, steeply sloping pasture falling from the village street west towards the A5. There are trees planted to the south but the area is generally unenclosed. It forms the only gap in the village street and acts as the setting for the adjacent listed hotel which is the most significant building in the village. This makes this field locally prominent. Adjacent settlement form is linear and one property wide.</p> <p>The site is assessed as having low capacity for housing development</p> <p>The area has no capacity for housing due to its role as the setting for the listed building and allowing views towards the building from the west. The adjacent settlement is one generally one property wide.</p>

Nesscliffe: Submission

Site Ref: NESS003	Site Name: Land at Nesscliffe
Planning history or designations	There is an outline planning consent for the site (application indicated development of 10 family dwellings and 2 affordable dwellings) - 12/00821/OUT. Application for reserved matters 13/02901/REM pending decision.
Land ownership, land agreements and delivery statements	See information with planning applications submitted by Berrys.
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. The primary school is located on the northern edge of the village but is within walking distance. A public footpath runs along the northern boundary of the site and a network of footpaths and bridleways lie to the east of the site across Nesscliffe Hill Country Park. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	Presence of car park for restaurant (former Hotel) which is the frontage of site - access would need to be through it if to be retained and relationship between car park and any housing development potentially problematic in view of sloping nature of site.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	The site is within built up area of village, partly brownfield land.
Other relevant information	Information submitted with outline planning application for the development of 10 family dwellings and 2 affordable dwellings - 12/00821/OUT and reserved matters 13/02901/REM.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Limiting trees and hedgerow constraints. TPO'd trees to site boundaries.

Nesscliffe: Submission

Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

This is a part greenfield, part brownfield site located in the south western part of the village, with access directly from the main road through the village. Although the site is reasonably well located relative to the built up form of the village, which has no development boundary, it is has not been identified as a locally preferred location for development and is identified as being a visually sensitive site, and important in the setting of the former Nesscliffe Hotel (now restaurant) which is a listed building.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and ancient woodland. Furthermore, the site has tree preservation orders

Nesscliffe: Submission

affecting it and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment shows that whilst the site is in central location within the village and has proximity to existing services and facilities, it is in a visually prominent location. In particular it is clearly visible from Wilcot to the west as the site lines up with the path and footbridge over the Nesscliffe bypass. The assessment also highlights the need to take into account listed building setting, ecological and tree concerns, with Tree Preservation Orders close to north, east and southern boundaries.

The site has not been identified as a preferred option by the Parish Council as part of the local Housing Needs and Development Survey. Given the size and location of the site, it is could be suitable for windfall development, depending on the details of any development proposal and whether issues of access, visual prominence, setting of listed building and relationship between car park, major footpath, A5 Bypass and housing can be satisfactorily addressed – subsequent outline approval for housing development 12/00821/OUT.

Conclusion

Potential windfall site	YES - subject to appropriate scale and details of any development proposal and addressing site constraints and visual considerations (subsequent outline consent 12/00821/OUT).
Realistic site	YES subject to: <ul style="list-style-type: none">• Acceptable impact on visual amenity• Protection of setting of listed building• Development designed to take into account existing important trees and hedgerows and public right of way• Acceptable relationship between housing, car park and public right of way• Ecological appraisal

Recommendation

Allocation in Final Plan	NO
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Nesscliffe: Submission

Site Ref: NESS004	Site Name: Land adjacent to the Old Three Pigeons Inn/Opposite the Crescent
Size (ha)	3.7
Indicative capacity	110
General location	The site is located on the north western fringe of Nesscliffe, west of the main road through the village, opposite The Crescent and north of the Old Three Pigeons Inn car park. Promoted site NESS012 is immediately to the north. There is no existing development boundary for the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Undulating with land sloping down towards the bypass
Adjoining land uses and boundary features	The north western boundary of the site is the main road through the village and existing frontage development, with The Crescent housing estate to the north, The land immediately north is in agricultural use. To the south, there are the gardens of properties fronting the main road, the rear parking area and associated land of the Old Three Pigeons Public House and a strip of grassland with a watercourse running beside and under the A5 bypass, which forms the western boundary of the site (elevated and with substantial planting). There is a public footpath crossing the site from the Bypass to The Crescent.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	<p>The site is assessed as having medium landscape sensitivity.</p> <p>The area is part of a larger arable field lying between the A5 and the village. It forms the lower slopes of Nesscliffe Hill and the setting to the village and is locally visible. The area is open to views from the roads due to lack of tree cover. It is crossed by a Public Right of Way linking the village with the wider countryside to the west.</p> <p>The site is assessed as having medium capacity for housing development.</p> <p>The area has some capacity for housing but this is limited to the area to the south and east associated with the village street. There would need to be a significant corridor of land retained similar to that to the south to perform a landscape buffer and setting between the main road (A5) and the village. Any development would need to appear linear in character to complement that to the south and present a positive aspect to the road (A5) to the west as well as fronting the village street.</p>

Nesscliffe: Submission

Site Ref: NESS004	Site Name: Land adjacent to the Old Three Pigeons Inn/Opposite the Crescent
Planning history or designations	Consented outline application for residential development on part of site 13/04757/OUT
Land ownership, land agreements and delivery statements	See information with application 13/04757/OUT.
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	There are overhead lines and a public right of way across the field. The site is adjacent to the Nesscliffe bypass and therefore will be prone to traffic noise.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored. Information submitted with consented planning application 13/04757/OUT.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary hedgerows and TPO'd trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood

Nesscliffe: Submission

	Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

This is a greenfield site located to the north west of the village, with direct access to the main road through the village. The site is reasonably well located relative to the built up form of the village, which has no development boundary, and has no significant intrinsic landscape character, although the site is very visible from and impacted by the A5 to the west.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, previous industrial or potentially contaminative use and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and the buffer zone of a wildlife site an ancient woodland. There are boundary trees with tree preservation orders. The site is classified as grade 3 agricultural land. Whilst flooding is identified as a constraint, the flood zone only impinges on the southern corner of the site. The site is neutral for all other sustainability appraisal objectives.

Nesscliffe: Submission

The Stage 2b assessment highlights that the site is reasonably well connected to the village built form and has proximity to existing services and facilities. It indicates that landscape sensitivity is not a significant consideration, although it is part of a series of large open fields and there is a need to take into account views of the site from the bypass and public right of way. Therefore, in landscape terms, it is considered that there is scope to accommodate appropriate development, related to the existing village form, within the site. The assessment also highlights the need to take into account watercourse, ecological and tree concerns, with Tree Preservation Orders on the site and trees and hedgerows constituting a minor constraint.

On balance, the site is considered suitable to accommodate some development given the good access and its proximity to existing village services and facilities. The site is also favoured as a preferred option by the Parish Council within the local Housing Needs and Development Survey. However, this is a large site which is prominent from the Nesscliffe bypass. Development should therefore be limited to a small part of the site (and potentially part of adjoining site NESS012), on the eastern edge, which provides a natural continuation of development along the main road, is closest to village facilities, and is in a less prominent location with more limited exposure to noise from the bypass.

Conclusion

Potential windfall site	NO
Realistic site	YES - limited part of site, subject to satisfactory access, boundary planting and other mitigation measures as may be required. Outline consent granted 13/04757/OUT.

Recommendation

Allocation in Final Plan	<p>Yes – subject to :</p> <ul style="list-style-type: none"> • Reduced site area for limited development of up to 15 dwellings potentially with part of NESS012, leaving a substantial area between the proposed dwellings and the A5 Bypass and subject to other mitigation measures as may be necessary; • Development guidelines stating: development subject to satisfactory access, layout and design.
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Nesscliffe: Submission

Site Ref: NESS005	Site Name: Land at Well Lane
Size (ha)	6.3
Indicative capacity	189
General location	The site is located on the northern edge of Nesscliffe, at land off Well Lane, adjacent to The Crescent existing residential area and St Andrews Primary School. Promoted site NESS0012 lies to the west across the main road. There is no development boundary for the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Land slopes uphill towards the east.
Adjoining land uses and boundary features	The main road through the village forms the western boundary of the site, and Well Lane the northern boundary, in both cases hedged and with agricultural land beyond. The Crescent housing area is immediately to the south, and St Andrews Primary School and village playing field to the east, with Nesscliffe Hill rising beyond. There are limited trees.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	<p>The site is assessed as having high/medium landscape sensitivity</p> <p>The area is an arable field with low-cut surrounding hedges with occasional trees lying on the lower slopes of Nesscliffe Hill. The wooded hill behind is a distinctive landmark in an otherwise gently rolling landscape and is highly visible from the A5. The adjacent settlement lies to the south and is an unsympathetic straight edged housing estate with the local school lying to the east further up the slope.</p> <p>The site is assessed as having low capacity for housing development</p> <p>The area has no capacity for housing as it lies in a prominent position on the lower slopes of Nesscliffe Hill and is highly visible from the A5.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by J10 for owners – see information submitted with consented outline application for land in same ownership opposite the Crescent (13/04757/OUT).
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. The site is a little removed from the village centre although it is within walking distance. The site is immediately adjacent to the

Nesscliffe: Submission

	primary school and village playingfield. A public footpath runs along the north eastern boundary of the site. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	Potentially limits any future expansion of the existing primary school and village playingfield (but see also potential benefits).
General site related benefits	Well related to the existing primary school with potential to enable any future extension of the school and village playingfield.
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	Promotional material submitted by J10 for larger scale development in three phases including land west of Holyhead Road.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor trees and hedgerow constraints. Boundary hedgerows and TPO'd trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and suitable for infiltration SUDS, but some consideration will need to be given to

Nesscliffe: Submission

	groundwater protection.
Countryside	<p>The site is to the west of the Nesscliffe Countryside Heritage Site. Being a sandstone outcrop, one of the important visitor experiences which attracts people to Nesscliffe is the views, particularly to the west across the North Shropshire plain to the Welsh Hills. The most significant viewpoint is Oliver's Point. Any development in this site would have a detrimental effect on the view from Oliver's Point and generally from that west side of Nesscliffe Hill.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass.
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

This is a greenfield site located in the countryside on the northern edge of the village, sitting to the west of Nesscliffe Hill alongside the main road through the village. The village has no development boundary but the site is on the edge of the built up area and forms part of the approach to it from the north. The site adjoins housing to the south but also forms part of the setting of Nesscliffe Hill. It is a visually sensitive site and there has been local objection to development in the vicinity of the Hill and Country Park.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is also within 300m of a scheduled ancient monument and within the buffer zone of a wildlife site and an ancient woodland. There are boundary tree preservation orders and the site is grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment shows that whilst the site has some proximity to existing services and facilities, it is in a visually prominent and sensitive location, in particular relative to Nesscliffe Hill and the A5. The assessment also highlights the need to take into account ecological and tree concerns, although these are not flagged as significant constraints.

The site is well placed to access facilities, particularly the existing school, and is located away from the Nesscliffe bypass, therefore limiting exposure to noise. However, this is a

Nesscliffe: Submission

very large site which is considered to be of an inappropriate scale for the size and character of the village and in light of community aspirations for further development. There is lack of community support through the local Housing Needs and Development Survey and the site has been identified as important in terms of views from and the setting of the Hill. The location of the site would also result in a significant extension of the village to the north and could limit any future extension of the adjacent primary school and village playingfield (but could also provide land as might be required).

Conclusion

Potential windfall site	NO
Realistic site	YES- for very limited development on the southern part of the site subject to satisfaction of landscape constraints.

Recommendation

Allocation in Final Plan	NO - landscape setting and lack of community support.
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Nesscliffe: Submission

Site Ref: NESS007	Site Name: Land to rear of Gables, Pinecroft Filling Station
Size (ha)	0.5
Indicative capacity	15
General location	The site is located on the western edge of Nesscliffe, central to the village, to the rear of The Gables and the former Pinecroft Filling Station.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Paddock to the rear of existing residential properties
Topography	Land slopes down towards the west.
Adjoining land uses and boundary features	There are residential properties which front the main road through the village to the south, east and north of the site. To the west, there is a strip of land in agricultural use, with a watercourse running parallel with the A5 Bypass, with the A5 then elevated but behind an embankment.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	The site is relatively well contained, set below the level of the main road through the village and bounded by existing trees and hedges. A pond lies on the south western corner of the site. The tree cover means that it is less prominent visually from the west, although on sloping land, than other sites on the western edge of the village.
Planning history or designations	An outline application on the site for 10 residential dwellings (ref 12/01012/OUT) was subsequently withdrawn.
Land ownership, land agreements and delivery statements	See information with application 12/01012/OUT.
Access to services/employment areas	The site is located close to the village centre. Facilities in the village include a Post Office, primary school, village hall and bus service, plus Nesscliffe Services on the Bypass. The primary school is located on the northern edge of the village but is within walking distance. There is a network of footpaths and bridleways lie to the east of the site across Nesscliffe Hill Country Park. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	Existing site access requires improvement.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant	Information submitted for outline application for 10 residential

Nesscliffe: Submission

information	dwellings (ref 12/01012/OUT).
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Limiting/significant tree and hedgerow constraints. Constrained site, TPO & large trees to boundaries.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between

Nesscliffe: Submission

	Holyhead Road and the bypass. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 4 out of five key amenities and facilities. However, the site scores negatively for access to 1 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a relatively small greenfield site sitting behind existing housing which fronts the main road through the village. In principle, as a well screened site close to the centre of the village and facilities and services, development could be appropriate. However, the site has not been identified as a preferred option by the Parish Council as part of the local Housing Needs and Development Survey. Furthermore, the suitability of the site for development depends on satisfactory access being provided, the relationship of this backland development to the frontage properties, and tree constraints being addressed. It is considered that such matters can only be properly assessed through the consideration of detailed proposals (an outline planning application has been submitted). Therefore, and having regard to the size and location of the site, it is considered that the site is suitable to be identified as a potential windfall site, but not a preferred option for allocation.

Conclusion

Potential windfall site	YES - The site is of a size and within a location which would make it suitable for consideration for windfall development, dependent on the details of any development proposal and satisfactory access arrangements.
Realistic site	YES - subject to satisfactory access, relationship to adjoining properties and tree constraints being addressed.

Recommendation

Allocation in Final Plan	NO - Whilst the sustainability appraisal and site assessment provides a fair overall rating of the site, there are identified constraints and a lack of community support through the local Housing Needs and Development Survey.
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Nesscliffe: Submission

Site Ref: NESS010	Site Name: Land South of Nesscliffe
Size (ha)	1.0
Indicative capacity	30
General location	The site is located on the southern edge of Nesscliffe, to the east of the lane approaching from the Wilcott road to the south, west of Broomhill.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture – pasture.
Topography	Gently rising slope to the east.
Adjoining land uses and boundary features	There are individual residential properties on the either side of the road approaching the village to the north, but agricultural land to the south and east The unclassified road into the village from the south forms the western edge of the site, with a paddock and a wooded/planted buffer area on the other side of the road with the A5 Bypass to the south-west.
Local highway capacity/ constraints	Access acceptable - there is currently access to the field in the north west corner. Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character ²	The site forms part of a rural approach to the village from the south along an unclassified road with hedgerows and planted areas (partly linked to the presence of the Bypass to the south-west) leading to a number of individual properties on either side of the road, and the site itself is well enclosed by hedgerows. The immediate character is, as a result, small scale and low key, with the wooded Nesscliffe Hill to the north the dominant feature in the wider landscape.
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Carter Jonas on behalf of a sole owner.
Access to services/employment areas	Facilities in the village include a Post Office, primary school, public house, village hall and bus service, plus Nesscliffe Services on the Bypass. This site is located at the southern end of the south of the village and so is some distance from, in particular, the primary school. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	None known
General site related benefits	The site is available with immediate effect and development could be phased.
Transport and Highways related benefits	The site promoters have suggested that there could be transport benefits with the opportunity to supply adequate visibility splays in both direction with site turning and parking areas on site.
Strategic fit	.

Nesscliffe: Submission

Site Ref: NESS010	Site Name: Land South of Nesscliffe
Other relevant information	Promotional information from agents on behalf of landowner.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor/limiting tree and hedgerow constraints. Trees and hedgerows to site boundaries.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between

Nesscliffe: Submission

	Holyhead Road and the bypass. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a greenfield site on an unclassified road on the southern approach to the village, which has a low key, rural character. So, although relatively well contained and less prominent in the landscape than some parts of the village (particularly those adjacent to Nesscliffe Hill or forming part of its setting from a distance), the area has some sensitivity to development. The site is also less well related to the existing built up area and village facilities (such as the primary school) than others. In addition the local Housing Needs and Development Survey indicates a community preference for development in the north of the village. On balance, having regard to these considerations, the site is not considered to be suitable for allocation for housing development.

Conclusion

Potential windfall site	NO – significant greenfield site beyond the edge of the built up area of the village.
Realistic site	YES

Recommendation

Allocation in Final Plan	NO
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Nesscliffe: Submission

Site Ref: NESS011	Site Name: Land North of Broomhill
Size (ha)	4.0
Indicative capacity	119
General location	The site is located to the south east of Nesscliffe, north of Broomhill and directly south of the Nesscliffe Hill Country Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	The site rises gently towards the north east.
Adjoining land uses and boundary features	The wooded Nesscliffe Hill Country Park is immediately to the north. The land to the east and west (promoted site NESS001) is in agricultural use. The site fronts the former main road through the village, which forms the southern edge of the site, with agricultural land and the major Broomhill farm complex to the south.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	The site is open countryside, directly beside and below the wooded Nesscliffe Hill, and the importance of the setting of the Hill means the site has high landscape sensitivity. The site rises towards the Hill, with a few trees on the site. The site is also on the main approach into the village from the south-east and so is prominent from that point of view.
Planning history or designations	None
Land ownership, land agreements and delivery statements	
Access to services/employment areas	Facilities in the village include a Post Office, primary school, village hall and bus service, plus Nesscliffe Services on the Bypass. However, this site is located to the south-east of the village at some distance from some of the services, in particular the primary school. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	.
Other relevant information	

Nesscliffe: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to County Wildlife Site, Regionally Important Geological Site, and Ancient Semi-Natural Woodland.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Trees and hedgerows will be a significant constraint. Mature trees and hedgerows and ancient woodland to top boundary. Large development stand-off required. Potential adverse landscape impact to building up slope.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has not been identified as a preferred option for development within the local

Nesscliffe: Submission

	<p>Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass. Indeed, the Housing Needs and Development Survey identified strong local objections to sites NESS002, NESS001 and NESS011 because they border the Nesscliffe Hill Country Park.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a scheduled ancient monument, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a large greenfield site on the periphery of the settlement within an area of open countryside and is poorly related to the existing built up area. The site is sensitive in landscape terms being adjacent to and forming part of the setting of the wooded Nesscliffe Hill and on the main approach to the village from the south-east., with any development therefore having a significant landscape impact. In addition, the local Housing Needs and Development Survey identifies strong local objection to development within this area and prefers any development to be at the northern end of the village. Therefore, the site is not considered suitable to be identified as a location for development.

Conclusion

Potential windfall site	NO
Realistic site	NO

Recommendation

Allocation in Final Plan	NO
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Nesscliffe: Submission

Site Ref: NESS012	Site Name: Land North of Nesscliffe
Size (ha)	5.0
Indicative capacity	150
General location	The site is located to the north west of Nesscliffe, between the Holyhead Road and the A5 Bypass, with The Crescent to the east and the Nesscliffe Services to the west. Promoted site NESS004 is immediately to the south.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The south and west of the site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Undulating with land sloping towards the bypass.
Adjoining land uses and boundary features	The site has agricultural land to the north, south (promoted site NESS004) and east (promoted site NESS005). The Holyhead Road forms the eastern edge of the site, with The Crescent housing area on the other side of the road to the south-east. Nesscliffe Services adjoins the site to the north-west, accessed off the A5 bypass, which forms part of the western edge of the site (elevated). There is also a pumping station adjoining the bypass.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Nesscliffe.
Inherent landscape character²	<p>Although the Shrewsbury and Atcham Landscape Sensitivity and Capacity Study (2007) does not provide a detailed assessment of this site, it is considered to have the same landscape character as NESS004.</p> <p>The assessment for NESS004 is as follows: The site is assessed as having medium landscape sensitivity</p> <p>The area is part of a larger arable field lying between the A5 and the village. It forms the lower slopes of Nesscliffe Hill and the setting to the village and is locally visible. The area is open to views from the roads due to lack of tree cover. It is crossed by a Public Right of Way linking the village with the wider countryside to the west.</p> <p>NESS004 is assessed as having medium capacity for housing development</p> <p>The area has some capacity for housing but this is limited to the area to the south and east associated with the village street. There would need to be a significant corridor of land retained similar to that to the south to perform a landscape buffer and setting between the main road and the village. Any development would need to appear linear in character to complement that to the south and present a positive aspect to the road to the west as well as fronting the village street.</p>

Nesscliffe: Submission

Site Ref: NESS012	Site Name: Land North of Nesscliffe
Planning history or designations	No planning history or designations.
Land ownership, land agreements and delivery statements	See information on consented application for adjoining site in same ownership submitted by J10 (13/04757/OUT).
Access to services/employment areas	Facilities in the village include a Post Office, primary school, village hall and bus service, plus Nesscliffe Services on the Bypass. The site is a little removed from the village centre although it is within walking distance. It is relatively close to the primary school and village playingfield. There are no direct employment areas within the village, with Oswestry and Shrewsbury being the nearest towns.
Other constraints	There are overhead lines across the field. Site is adjacent to the Nesscliffe bypass and therefore will be prone to traffic noise. A public footpath runs close to the southern boundary of the site.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 7km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraint. Boundary hedgerows and mature trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.

Nesscliffe: Submission

Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has been identified as a preferred option for development within the local Housing Needs and Development Survey, undertaken by the Parish Council in 2011 in consultation with the community. This showed that the preferred sites for development were those at the west end of the village between Holyhead Road and the bypass.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, and access to 3 out of five key amenities and facilities. However, the site scores negatively for access to 2 out of five key amenities and facilities. The site is within the buffer zone of a wildlife site and ancient woodland. The site is classified as grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives

This is a large greenfield site located to the north west of the village, with direct access from the main road through the village. The site is separated from existing development on the west side of the Holyhead Road by promoted site NESS004 and so, taken on its own is not well related to the built up area, although partially opposite to The Crescent. The site is very open and forms part of the main approach to the village from the north. It also forms part of the views to the village and Nesscliffe Hill from the bypass (although these are filtered views). The proximity of the A5 bypass also brings noise impacts, although all sites on the western edge of the village are subject to these. The Stage 2b assessment also highlights the need to take into account risk of ground water flooding, ecological and tree concerns, with trees and hedgerows constituting a minor constraint.

Nesscliffe: Submission

However, the Stage 2b assessment also highlights that the site is relatively accessible and close to some facilities including the primary school and village playingfield. Furthermore, the site is in a location identified by the community as preferred through the local Housing Needs and Development Survey. Therefore, whilst in isolation the site is not considered a suitable location for development, the south-eastern corner of the site, opposite The Crescent, if linked to development of the frontage area of adjoining promoted site NESS004 is a realistic option, subject to satisfactory access arrangements, accommodation of the public right of way, and appropriate landscape impact mitigation measures. This would be a continuation of development along the main road on an area with more limited exposure to noise from the bypass. However, following clarification of the area to be brought forward on adjoining site NESS004, (proposed to be allocated and granted outline consent for residential development), no part of NESS012 is proposed to be allocated.

Conclusion

Potential windfall site	NO
Realistic site	YES – potentially a limited part in conjunction with site NESS004 on land fronting Holyhead Road and leaving a substantial area of land between the proposed dwellings and the A5 Bypass, and subject to satisfactory access arrangements, accommodation of the public right of way and appropriate landscape impact mitigation measures.

Recommendation

Allocation in Final Plan	NO – sufficient land to enable housing guideline for village to be achieved proposed to be allocated on adjoining site NESS004.
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Nesscliffe: Submission

Site Ref: NESS013/10	Site Name: Land at rear of Three Pigeons
Size (ha)	0.2
Indicative capacity	2
General location	Land rear of Three Pigeons Public House, west of Holyhead Road.
Brownfield or Greenfield	Brownfield
Planning history or designations	Planning application number 11/04158/FUL, erection of 2 dwellings; formation of access.

Site Assessment Summary

Council has resolved to give planning consent subject to signing of Section 106 Agreement.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Allocation in Final Plan	No – too small
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Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.