



Shropshire
Council

Strategic Environmental Assessment for the Condover Neighbourhood Development Plan

**Environmental Report to accompany the
Regulation 14 version of the Condover
Neighbourhood Development Plan**

March 2026

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Executive Summary

What is Strategic Environmental Assessment?

A strategic environmental assessment (SEA) has been undertaken to inform the Condover Neighbourhood Development Plan (CNDP). This process is required by the SEA Regulations.

Local Planning Authorities use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

The CNDP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted Shropshire Core Strategy (2011) and the Strategic Allocations and Management of Development (SAMDev) Plan (2015).

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 consultation version of the CNDP, is the latest document to be produced as part of the SEA process. The initial document was the SEA Scoping Report (January 2026), which includes information about the Neighbourhood Plan area's environment and community.

The purpose of this Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the CNDP and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the Neighbourhood Plan has been assessed;
- The appraisal of alternative development strategies for the Neighbourhood Plan;
- The likely significant environmental effects of the current version of the Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Neighbourhood Plan; and
- The next steps for the Neighbourhood Plan and accompanying SEA process.

Next steps

This Environmental Report accompanies the Regulation 14 version of the CNDP for consultation.

Following consultation, any representations made will be considered by the Neighbourhood Plan Steering Group, and the Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Shropshire Council, for subsequent independent examination.

At independent examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Shropshire Local Plan.

If independent examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Shropshire Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, CNDP will become part of the development plan for Condover Parish.

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1. Introduction

Background

- 1.1. Shropshire Council, at the request of Condover Parish Council, has undertaken a Strategic Environmental Assessment (SEA) to inform the Condover Neighbourhood Development Plan Regulation 14 Draft, March 2026 (hereafter 'the draft CNDP').
- 1.2. The CNDP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted Shropshire Core Strategy (2011) and the Strategic Allocations and Management of Development (SAMDev) Plan (2015).

SEA Screening for the CNDP

- 1.3. The CNDP has been screened in by Shropshire Council as requiring SEA. In this regard, SEA is required given that the draft CNDP proposes to allocate sites for residential development.

SEA overview

- 1.4. SEA provides a structured process for identifying, evaluating and clearly presenting the likely environmental implications of a developing plan, including the consideration of reasonable alternatives, with particular regard to key environmental issues. Its purpose is to inform and shape plan preparation by helping to prevent or reduce adverse environmental effects and to enhance positive outcomes. In doing so, the SEA process supports the integration of sustainable development principles into the emerging plan.
- 1.5. The requirement to undertake SEA arises from statutory obligations set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.6. The SEA Regulations establish a number of procedural requirements, including the following key steps:
 - 1.6.1. When determining the scope and level of detail to be included within the Environmental Report, the responsible authority must consult the statutory bodies designated for their environmental responsibilities; and
 - 1.6.2. An Environmental Report must be published alongside the draft plan (in this case, the draft CNDP) for public consultation. The report must present the findings of the environmental assessment, including the likely significant environmental effects of implementing the plan and an assessment of reasonable alternatives.

2. Planning policy context for the CNDP

National planning policy context for the CNDP

- 2.1. Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.
- 2.2. The basic conditions include consideration of whether, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate for the neighbourhood plan to be ‘made’. In this context neighbourhood plans should accord with the policies for plan-making in this National Planning Policy Framework (NPPF), and should not duplicate, substantively restate or modify the content of national policies for decision-making.
- 2.3. Consultation on the 2026 NPPF ends on the 10th March 2026 and publication of the final document is expected Summer 2026. Therefore, while the direction of travel is towards higher development density and stricter conformity, the exact wording of the 2026 NPPF may change. Appendix A, paragraph 6¹ of the draft NPPF (published in December 2025) explains that *‘neighbourhood plans that have been submitted to the local planning authority under Regulation 15, on or before, the date of publication should be prepared in accordance with the Framework published in December 2024. Any neighbourhood plans that have not been submitted must comply with this Framework. For neighbourhood plans that have already been submitted, the qualifying body may choose to withdraw the plan and update it to take account of this Framework.’* The Regulation 14 draft of the Condover Neighbourhood Plan has been prepared in accordance with the Framework published in December 2024.

Local planning policy context for the CNDP

- 2.4. The CNDP is being prepared in the context of the adopted Shropshire Local Development Framework. The adopted Local Plan for Shropshire currently consists of the Core Strategy (2011) and Site Allocations and Management of Development (SAMDev) Plan (2015), collectively covering the period 2006-2026.
- 2.5. Alongside ‘made’ Neighbourhood Plans, the adopted Local Plan forms the Development Plan for Shropshire – the starting point when determining planning applications. Local Planning Authorities, such as Shropshire Council, are required to regularly update the Plan, at least every five years. The maintenance of an up-to-date Local Plan allows a Council to apply significant weight to its policies in decision making.

¹ <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>

- 2.6. Over recent years there have been significant changes to planning nationally, which have led to some important contextual changes locally. Given these changes, it is considered that a full review of Shropshire's Local Plan is now required. As such, Shropshire Council is intending to commence preparation of the next Local Plan for Shropshire in 2026.

Housing numbers to deliver through the CNDP

- 2.7. Dorrington, Stapleton and Condover are defined as a Community Cluster in the SAMDev Plan. Policy MD1 explains that sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster Settlements identified in Schedule MD1.1: Settlement Policy Framework. In the Shrewsbury Area, Dorrington, Stapleton and Condover have been defined as a Community Cluster Settlement.
- 2.8. Policy S16.2(vii) of the SamDev explains that development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover.

3. Vision, aims and objectives for the CNDP

Our Vision

The vision of the Condover Parish Neighbourhood Plan is to guide the evolution and long-term sustainability of Condover Parish between 2026 and 2038, ensuring that development supports community well-being, protects the rural character, and preserves the parish for future generations.

Key Elements of the Vision

- *Community-led future*: The NDP is shaped by local residents and stakeholders, giving them a direct voice in how the parish develops.
- *Sustainability*: It emphasizes balancing growth with environmental stewardship, ensuring that housing, infrastructure, and services meet needs without compromising the rural landscape.
- *Preservation of character*: Protecting the parish's heritage, countryside, and village identity is central to the vision.
- *Well-being and inclusivity*: The plan seeks to foster a thriving, safe, and welcoming community where facilities and opportunities are accessible to all.
- *Resilience for the future*: By planning ahead, the parish aims to remain adaptable to challenges such as climate change, economic shifts, and population growth.

NDP Objectives

- *Meeting housing needs* - Encourage provision of housing, including affordable housing to meet identified needs where doing so would not significantly and adversely affect the quality of the local environment.
- *Delivering local community infrastructure* - Support and encourage the continued provision of social, community, recreational and other leisure infrastructure reasonably required to meet local business, community and visitor needs.
- *Managing environmental impacts* - Minimise our negative impacts and maximise our positive impacts on the environment and resources reasonably required to live, work, and enjoy life in the Condover Parish.
- *Maintaining sustainable communities* - Provide a positive framework within which decisions on planning applications can be made for the benefit of continuing the sustainability of communities across the Parish.
- *Economic development within environmental limits* - Develop and diversify the Condover Parish economy through inward investment, support for existing business networks, and by encouraging enterprise to enable development of new home-grown businesses and jobs where this would not significantly and adversely affect the quality of the local environment.
- *Sustaining local resources* - Reduce the level of finite resources used to meet development needs in the Parish including through reuse or recycling.
- *Conserving our assets* - Conserve and enhance the landscape, biodiversity, natural habitats, and cultural heritage of the Parish, having due regard in all decision-making to the rural and historic character of the parish area.

4. What is the scope of the SEA?

Summary of SEA Scoping

- 4.1. The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”.
- 4.2. In England, the consultation bodies are Natural England, the Environment Agency, and Historic England². These authorities were consulted on the scope of the CNDP SEA from 12th January – 16th February 2026.

² In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme.’

- 4.3. The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the CNDP;
 - Baseline data against which the CNDP can be assessed;
 - The key sustainability issues for the CNDP; and
 - An ‘SEA Framework’ of objectives against which the CNDP can be assessed.
- 4.4. Responses received on the Scoping Report, and how they were addressed, have been summarised below.

Table 1: Consultation responses received on the proposed scope of the SEA

Consultation response	How the response was considered and addressed
Natural England	
<p>Natural England broadly agrees with the findings of the Scoping Report. However, it is noted that a number of potential allocations are located within Dorrington, with the largest potential allocation on land to the north of Station Road. Due to the potential of localised flooding, and the hydrological connectivity of the Cound Brook to the River Severn, it is recommended that specific policies pertaining to SUDS and Drainage Strategies are proportionate to mitigate against surface water run-off from any increase in hardstanding at this site.</p>	<p>The draft CDNP does not contain a specific policy addressing flood risk. Given this feedback, it is suggested that Policy CON4 and Policy CON5 which relate to site allocations in Dorrington are updated to include reference to drainage strategies and SUDS for development on these sites. This would lead to greater conformity with paragraph 182 of the NPPF (2024) which required new development to exploit opportunities to improve diversity through sustainable drainage systems as referenced in section 10.2.2 NDP Policy Considerations in the draft CDNP.</p>
<p>The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs (‘candidate SACs’, ‘possible SACs’, ‘potential SPAs’) or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.</p>	<p>Comment noted.</p>

Historic England	
Historic England have no substantive concerns as to the contents of the document. However, we would suggest within the Cultural heritage, including architectural and archaeological section that the reference to heritage assets refers to designated and non-designated heritage assets. We also suggest reference to avoiding/ minimising harm to designated and non- designated heritage assets.	Given this feedback, it is suggested that Chapter 9: Local Heritage and Policy CON 11: Preserving Local Heritage are updated to refer to both designated and non-designated heritage assets.
Environment Agency	
It is important that the forthcoming Neighbourhood Plan (NP) offers robust confirmation that development is not impacted by flooding and that there is sufficient wastewater infrastructure in place to accommodate growth for the duration of the plan period.	Given this feedback, it is suggested that Policy CON4 and Policy CON5 which relate to site allocations in Dorrington are updated to include reference to drainage strategies and SUDS for development on these sites. This would lead to greater conformity with paragraph 182 of the NPPF (2024) which required new development to exploit opportunities to improve diversity through sustainable drainage systems as referenced in section 10.2.2 NDP Policy Considerations in the draft CDNP.
Environmental Themes: The themes presented appear to incorporate the 'SEA topics' suggested by Annex I(f) of the SEA Directive and appear reasonable to reflect the purpose of this report and its potential environmental effects. The themes include Air Quality, Biodiversity, Climate Change (including Flood Risk) and Land, Soil and Water Resources.	Comment noted.
Biodiversity: The SEA objectives and questions appear reasonable to help create, enhance and connect habitats, species and/or sites of biodiversity interest. We welcome reference to the Government's 25 Year Environment Plan and recognition of the embedding 'net gain' principles as part of the Environment Act 2021.	Comment noted.
Flood Risk: Based on our indicative Flood Map for Planning (Rivers and Sea), the NP area where the housing allocations are shown to be located in Flood Zone 1, and therefore has a low	Given this feedback, it is suggested that Policy CON4 and Policy CON5 which relate to site

<p>fluvial flood risk potential. However, we note that parts of Condover, through the middle of the area are subject to Flood Zones 2 and 3 from Cound Brook (designated as main river). We also note there are ordinary watercourses running through the area.</p> <p>Our Flood Map primarily shows flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km². As such, with regard to any additional allocations, it should not be assumed that these ordinary watercourses do not have floodplains and there may be slightly more of the site affected by flood risk than is immediately expected just from reference to the Flood Zone Mapping. If further site allocations are subsequently considered in the plan then some assessment of flood risk associated with these unmodelled watercourses may be necessary as part of any supporting evidence base carried out for the Plan area.</p> <p>This is to confirm that the site is developable, has safe occupation and that there will be no impact on third parties. We would also expect opportunities be sought for enhancement and/flood risk improvements.</p>	<p>allocations in Dorrington are updated to include reference to drainage strategies and SUDS for development on these sites. This would lead to greater conformity with paragraph 182 of the NPPF (2024) which required new development to exploit opportunities to improve diversity through sustainable drainage systems as referenced in section 10.2.2 NDP Policy Considerations in the draft CDNP.</p>
<p>It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the Flood and Water Management Team at Shropshire Council as the Lead Local Flood Authority (LLFA).</p>	<p>Comment noted.</p>
<p>We note the draft NDP includes a number of site allocations within Dorrington (CON 3 - Development Boundaries, site Dorrington), we recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions. This site is within Flood Zone 1 (low probability of fluvial flooding) based on our flood map for planning, not within Flood Zone 2 or 3 areas highlighted above.</p>	<p>This work has been undertaken through the site assessment process outlined in Section 7 of this SEA Environmental Report.</p>
<p>With regards any additional housing allocations proposed within the NP, going forward we would only make substantive further comments if the Plan was seeking to allocate sites for development in Flood Zones 3 and/or 2 (the latter being used as the 1% climate change extent), or as identified within any Strategic Flood Risk Assessment (SFRA).</p>	<p>Comment noted.</p>

Water Quality/Water Resources: Government policy seeks to secure long term, resilient water and wastewater services, making for a greener and more resilient country for the next generation within its 25 year environmental plan. Key elements include trying to reform waterbodies to as close to their natural state as possible.

With reference to the Water Framework Directive (WFD) we would expect Shropshire Council to continue to help address WFD failures through its role as planner, issuing ordinary watercourse consents and as land manager. All watercourses in the Plan area (and UK) are duty bound to reach Good Ecological Status or Potential (GES/GEP) by 2027. It is essential that WFD is fully integrated into the Local Plan process and that all future development helps to address the issues that currently prevent the watercourse from achieving GES/GEP. Similarly, at the NP level, we welcome reference to the need to protect, enhance and minimise the impact upon the water environment and the assessment questions associated with this.

Referring to your Shropshire Council Water Cycle Study (WCS) which was submitted as part of the local plan review (now withdrawn). This includes information on Dorrington wastewater treatment works suggesting that there was some capacity for additional growth at the time of that report, based on environmental (including water quality) and physical capacity constraints. However, this should be updated in consultation with Severn Trent Water. Please see our proforma for more information.

Capacity at Dorrington wastewater treatment works will be reviewed and this information used to inform an updates Policy CON4 and Policy CON5 which relate to site allocations in Dorrington.

Water Efficiency: We would also recommend you consider relevant water efficiency standards. This could be part of wider WCS review.

We expect the water efficiency standard required in local/neighbourhood plan policy for all new residential developments to be designed to utilise no more than 100 litres per person per day, or future successor standards where more stringent.

This goes beyond the optional higher standard as per Regulation 36 of the Building Regulations 2010 (amended 2015). We consider this may be appropriate given the serious water stress classification of this area in our Water Stress Publication - [Water stressed areas – 2021 classification - GOV.UK \(www.gov.uk\)](#).

The government through the Environmental Improvement Plan 2023 (EIP) is committed to addressing pressures on water supplies and will be reviewing water efficiency standards in the future. It's important that where WCS support action to reduce water consumption, LPAs do not rely solely on anticipated changes to the Building Regulations 2010 to meet their local water efficiency ambitions nor environmental obligations in relation to water. As such, we recommend the policy commits and strives towards these future successor standards given the scale and likely timeframes for development across the area.

In terms of viability we would draw attention to the following [‘shared-standards-in-water-efficiency-for-local-plans.pdf](#). Whilst much of this document covers Anglia region, West Midlands area is also under serious water stress and has water resource challenges and there are key references that will assist your decision making. For instance, please see page 18 and the [‘Future Homes Hub Water Efficiency Report’](#) which was commissioned by Defra to support water efficient homes - [Water Ready A report to inform HM Government-s roadmap for water efficient new homes.pdf](#).

The Steering Group will be advised of the opportunity to include a water efficiency standard in CON 9 – Sustainable Building Design.

5. Key Sustainability Issues

Biodiversity, flora and fauna

- 5.1. The parish lies within the Cound Brook catchment, which supports aquatic and riparian habitats but currently experiences ecological pressures from diffuse agricultural pollution and nutrient enrichment, resulting in less than 'good' ecological status under the Water Framework Directive.
- 5.2. Immediately adjacent to the parish are the Bomere, Shomere and Betton Pools SSSI, which also form part of the Midland Meres and Mosses Ramsar site, designated for its oligotrophic to mesotrophic meres, fen, carr woodland and associated rare plant and invertebrate assemblages, making water quality, hydrological integrity and pollution control critical sustainability considerations.
- 5.3. Across the wider parish, hedgerows, farmland, woodland belts and restored quarry habitats provide connectivity for protected and priority species, including bats, great crested newts, badgers and farmland birds, but are vulnerable to fragmentation, disturbance and changes in land management.
- 5.4. Key sustainability issues therefore include protecting designated sites and their hydrological catchments, maintaining and enhancing habitat connectivity, managing agricultural and development-related diffuse pollution, and securing measurable biodiversity net gain through habitat creation and restoration, particularly along watercourses and within mineral restoration areas, in line with national and local biodiversity objectives.
- 5.5. Please see the draft CNDP HRA including Appropriate Assessment for further information on European and Locally Important Sites.

Population

- 5.6. Condover Parish has a population of 2228 (904 households) (2021 census), which is located approximately 5-7 miles south of the county town of Shrewsbury in Shropshire. There are four villages in the Parish: Dorrington, Condover, Stapleton and Ryton.
- 5.7. According to Census 2021 parish level data, Condover has a high and increasing proportion of older residents. In 2021, approximately 568 people (about 25%) were aged 65 and over in Condover parish. This represents an increase compared to Census 2011, when approximately 23% of the population was aged 65-plus. Office for National Statistics (ONS) parish-level age tables confirm that Condover's age structure is older than both the West Midlands and England averages.
- 5.8. As a result, new development should acknowledge the specialist needs of older residents with regards to accessibility to key community services, such as recreational areas and shops.

- 5.9. Based on ONS Census 2021 household deprivation data, Condover parish exhibits lower levels of household deprivation than Shropshire as a whole, with a higher proportion of households not deprived in any dimension, fewer households experiencing deprivation across multiple dimensions and deprivation primarily limited to isolated factors rather than compound disadvantage. However, development should still seek to enhance access to services and play a supportive role in maintaining a good quality of life across Condover Parish.
- 5.10. Census 2021 data for economic activity indicates that Condover has a slightly higher proportion of economically active residents (aged 16+) than the Shropshire average. This reflects higher levels of employment and self-employment, and lower levels of unemployment and long-term sickness-related inactivity than across the county overall. At county level, Shropshire has seen a small decline in economic activity since 2011, largely attributed to population ageing and early retirement; Condover follows this trend but from a stronger starting position.
- 5.11. Census 2021 data confirms that Condover has a higher share of self-employed residents than Shropshire as a whole. This is consistent with rural Shropshire more generally, but is particularly evident in villages with good digital connectivity and proximity to Shrewsbury, enabling home-working, consultancy and small business activity. While Condover performs well in terms of resident employment, the number of jobs located within the parish is limited, reflecting its rural settlement character and many economically active residents commute to Shrewsbury or other nearby centres, meaning Condover functions primarily as a residential labour supply area rather than a job centre.
- 5.12. ONS data shows that unemployment in Condover is low and below the Shropshire average. This aligns with Census findings that unemployment was suppressed across rural Shropshire in 2021, even during the pandemic period, with Condover performing comparatively well.
- 5.13. In terms of infrastructure, the main railway line from Shrewsbury to Herefordshire and South Wales runs through the Parish but there are no longer any stations or halts in the Parish. A bus from Shrewsbury to Ludlow serves three of the four villages and runs during the day but not in the evenings or on Sundays.
- 5.14. Infrastructure provision in Condover Parish reflects its rural character and proximity to Shrewsbury, offering reasonable access to strategic services while presenting localised capacity and connectivity challenges. The parish benefits from direct access to the A49 trunk road, which provides a key north-south connection to Shrewsbury and wider Shropshire, supporting commuting and access to employment and services, although traffic volumes and congestion at peak times reinforce a strong reliance on private car travel. Census 2021 travel-to-work data for Shropshire indicates that rural parishes close to Shrewsbury, including Condover, function primarily as residential commuter locations, with relatively limited employment opportunities within the parish itself and high levels of out-commuting.

- 5.15. Digital infrastructure has improved across Shropshire, but variable broadband speeds and patchy mobile coverage remain a constraint in rural areas, with Ofcom and Shropshire Council evidence identifying ongoing gaps in reliable 4G and 5G coverage and full-fibre broadband availability outside larger settlements.

Human health

- 5.16. ONS Census 2021 data indicates that overall health and wellbeing levels in Condover Parish are generally strong when compared with Shropshire, the West Midlands and England as a whole, although the parish's older age profile presents specific long-term health considerations. Parish-level Census data shows that a high proportion of Condover residents report their health as "very good" or "good", exceeding national averages and broadly reflecting the positive health outcomes observed across Shropshire, which performs better than both the West Midlands and England on this measure.
- 5.17. The proportion of residents reporting "bad" or "very bad" health in Condover is relatively low, consistent with patterns seen in more affluent rural parishes and below regional and national levels. However, Condover also has a higher proportion of older residents, and Census evidence indicates that age-related limiting long-term illness and disability are more prevalent in Shropshire than in the West Midlands and England, suggesting that future health and wellbeing needs in the parish are likely to be increasingly shaped by ageing-related conditions rather than poor general health.
- 5.18. Planning for future development and service provision should take account of the parish's ageing population and the associated demand for accessible environments, health services and informal care support.
- 5.19. Condover Parish has an abundance of open space in quantitative terms, reflecting its rural character. However, this provision is primarily informal and landscape-scale, with more limited access to formal recreational and amenity spaces within settlements. This reflects a broader pattern identified across rural Shropshire, where residents may live close to large areas of green land but not within walking distance of accessible sites meeting Natural England's Accessible Natural Greenspace Standards (ANGSt).
- 5.20. As such, future development in Condover Parish should place greater emphasis on protecting existing green infrastructure, improving access and connectivity and enhancing the quality and usability of local open spaces. This approach will contribute to preserving good general health overall.

Soil

- 5.21. Soils within Condover Parish are predominantly of moderate to high agricultural quality, reflecting the parish's location within the Shropshire Plain and its long-established agricultural land use. Agricultural Land Classification evidence indicates that much of the

parish comprises Grade 2 and Grade 3 agricultural land, with Grade 3a (best and most versatile land) forming a substantial proportion, and soil limitations largely associated with soil wetness and stoniness rather than fertility.

- 5.22. Future development should be carefully designed to minimise the loss of best and most versatile agricultural land and to manage drainage, erosion and soil sealing pressures.

Water

- 5.23. Condover Parish lies within the Cound Brook catchment, part of the wider River Severn basin, with the Cound Brook and its associated tributaries forming the principal waterbodies within and adjacent to the parish. The Cound Brook is a responsive lowland watercourse flowing eastwards through the parish towards the River Severn, with Environment Agency monitoring identifying moderate ecological status, with pressures arising from diffuse agricultural pollution and wastewater discharges affecting nutrient levels, particularly phosphates.
- 5.24. Water supply and wastewater services in Condover are provided within the Middle Severn catchment, where Severn Trent Water's Drainage and Wastewater Management Plan³ recognises increasing pressure from population growth, climate change and more intense rainfall events, requiring ongoing investment to manage treatment capacity, storm overflows and sewer flooding risk.
- 5.25. In terms of flood risk, areas of the parish located close to the Cound Brook and its floodplain are subject to fluvial flood risk, while the parish's low-lying topography and slowly permeable soils mean that surface water flooding is also a locally significant risk, particularly during heavy rainfall events when runoff exceeds drainage capacity. National flood risk mapping confirms that, while much of Condover Parish is at low overall flood risk, specific areas near watercourses and in surface water flow paths require careful management, and future development should avoid areas at highest risk and incorporate sustainable drainage measures to reduce runoff, manage exceedance flows and protect water quality in accordance with national policy and River Basin Management Plan objectives.

Air

- 5.26. No AQMAs are present within the Neighbourhood Plan area. Due to the absence of any significant air quality issues raised in relation to the draft Neighbourhood Plan, the air quality theme has been scoped out for the purposes of the SEA process.

Climatic factors

- 5.27. Shropshire Council declared a climate emergency in 2019, resolving to support local authorities (and, by extension, Neighbourhood groups) to help tackle climate change

³ <https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/>

through plan-making where possible. The draft CNDP should seek to maximise opportunities to support Council actions in tackling climate change.

- 5.28. Climate change is expected to increase a range of environmental risks within Shropshire and the West Midlands. UK Climate Projections (UKCP18) indicate that the area is likely to experience warmer, drier summers, milder, wetter winters and an increase in the frequency and intensity of extreme weather events, including heatwaves and heavy rainfall. For Condover Parish, these changes are most likely to manifest as heightened fluvial and surface water flood risk associated with more intense rainfall, increased pressure on drainage and wastewater infrastructure, and periods of summer water stress affecting water supply, agriculture and ecosystems.
- 5.29. Rising temperatures also increase risks to human health, biodiversity and soil condition, while prolonged dry periods followed by intense rainfall can exacerbate runoff, erosion and water quality impacts in local watercourses.
- 5.30. In response, adaptation measures appropriate to the parish include avoiding development in areas at highest flood risk, incorporating sustainable drainage systems, natural flood management and water-efficient design, enhancing green infrastructure to reduce urban heat and manage runoff and safeguarding water resources and soils.
- 5.31. Mitigation measures can be supported through energy-efficient building design, renewable energy generation, and the protection and enhancement of carbon-rich habitats such as grasslands, hedgerows and woodland.

Material assets

- 5.32. Development proposals should seek to avoid the unnecessary sterilisation of known mineral resources, including sand and gravel deposits present in parts of the parish, through appropriate site selection, layout and phasing, while ensuring that any prior extraction is only pursued where environmentally acceptable. The efficient use of minerals can be supported by prioritising the use of recycled and secondary aggregates, locally sourced materials where appropriate, and modern construction techniques that reduce material intensity and wastage.
- 5.33. Effective waste management should follow the waste hierarchy by prioritising waste prevention, re-use and recycling during construction and operation, supported by site waste management practices, on-site segregation and provision for recycling and composting facilities. Collectively, these measures help to reduce pressure on finite mineral resources, limit the volume of waste sent to landfill, and ensure that new development contributes positively to sustainable resource management while respecting the environmental capacity and rural character of Condover Parish.

Cultural heritage, including architectural and archaeological heritage

- 5.34. Condover Parish has a rich and layered heritage reflecting continuous settlement from prehistoric times to the present and contains 130 listed buildings.
- 5.35. Condover village served as the principal settlement of the Hundred of Condover between the 7th and 11th centuries and later forming a royal manor of King Edward the Confessor, recorded in the Domesday Book of 1086, with the Norman manor believed to have stood near the present Church House. Exceptional prehistoric significance is provided by the discovery of the Condover Mammoths in 1986, comprising the only known Late-glacial woolly mammoth skeletons in western Europe.
- 5.36. The historic core of Condover village is designated as a Conservation Area and contains a dense concentration of heritage assets, including Condover Hall, the Church of St Andrew and St Mary, and numerous listed buildings. The parish's other settlements each contribute distinctive heritage value: Dorrington developed around historic routes and the Cound Brook ford, with surviving 17th-century buildings and notable Victorian community buildings established by the Hope-Edwardes family; Ryton retains historic features including its mission church, Ryton Grange and the restored village pump, reflecting former reliance on local water sources; and Stapleton, recorded in the Domesday Book as "Hundeslit", includes the Scheduled Monument of Stapleton Castle motte, the Church of St John the Baptist—originating in the late 12th century—and a First World War memorial.
- 5.37. Additional heritage assets are dispersed across the wider parish, including listed farm buildings, medieval moated sites such as Moat Farm, and the Registered Park and Garden at Condover Hall, comprising a late 16th-century deer park and 19th-century formal gardens extending over approximately 165 hectares along the Cound Brook, together illustrating the strong historic relationship between settlement, landscape, architecture and archaeology across Condover Parish.
- 5.38. Proposals should respond positively to the parish's historic environment, including listed buildings, Condover Conservation Area and known or potential archaeological remains, by respecting established settlement patterns, scale, materials and local distinctiveness.

Landscape

- 5.39. The Shropshire Landscape and Visual Sensitivity Study (LVSS)⁴ identifies Condover Parish as lying within a generally sensitive rural landscape, where the capacity to accommodate development is constrained by landscape character, heritage settings and visual exposure. The parish sits within the Shropshire Plain, characterised by gently undulating farmland,

⁴ See Shropshire Landscape and Visual Sensitivity Assessments for Dorrington available at: <https://next.shropshire.gov.uk/planning-policy/archive-including-information-on-the-withdrawn-local-plan/examination-library/evidence-base-for-withdrawn-local-plan/evidence-base-documents-at-submission/>

historic field patterns, mature hedgerows and tree cover, and a strong sense of rural tranquillity, all of which contribute to medium to high landscape sensitivity.

- 5.40. Around Condover village, the LVSS highlights elevated sensitivity associated with the historic settlement core, the Conservation Area, and the setting of highly significant heritage assets, including Condover Hall and its Registered Park and Garden. The surrounding land parcels are assessed as having limited landscape capacity, particularly where development would affect historic approaches, long views across open countryside, or the relationship between the village and the Cound Brook corridor. The LVSS concludes that development on village edges would need to be very limited in scale and carefully designed to avoid erosion of character and visual harm.
- 5.41. The LVSS treats Dorrington as a large village with moderate growth pressure but notable constraints. Land around the settlement is typically flat to gently rolling, with open agricultural character, a well-used public rights of way network, and long-distance views, including towards the Shropshire Hills AONB. The LVSS identifies medium to high visual sensitivity, particularly on the more open edges of the village, noting that hedgerows and hedgerow trees are critical landscape features and are highly susceptible to change. While some parcels show limited capacity for development, this is conditional on strong mitigation and retention of landscape structure.
- 5.42. For Ryton and Stapleton, the LVSS recognises their small scale, dispersed form and strong historic identity, resulting in high sensitivity to change. These settlements are closely associated with historic routes, heritage assets (including the Stapleton Castle motte Scheduled Monument), and the Cound Brook valley, which increases both landscape and visual sensitivity. The LVSS indicates that opportunities for development are very limited, as even small-scale growth could disproportionately affect settlement character, heritage settings and rural views.

6. SEA Framework

6.1. The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard tests. Each proposal within the current version of the draft CNDP will be assessed consistently using the framework.

Table 2: SEA Framework of themes, objectives and assessment questions

SEA theme	SEA objective(s)	Supporting assessment questions (Will the policy...?)
Biodiversity, flora and fauna	Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats	Avoid harm to protected, priority, key or indicator habitats, plants, animals or birds?
		Increase the distribution of key or indicator plants, animals and birds in Shropshire?
		Increase the extent of protected or key habitats in Shropshire?
		Improve the condition of key habitats in Shropshire?
Population	Encourage a strong and sustainable economy throughout Shropshire	Provide opportunities to create more or higher value jobs?
		Ensure an appropriate and balanced supply of employment land?
		Maintain and support existing businesses?
		Retain employment in Shropshire?
		Promote regeneration?
	Provide a sufficient amount of good quality housing which meets the needs of all sections of society	Meet evidenced housing needs?
		Reflect the requirements of all sections of society in terms of location and affordability as well as adaptability for an ageing population?
		Help to meet the needs of priority households?
	Promote access to services for all sections of society	Enhance access to outdoor spaces?
		Increase provision or connectivity of services such as broadband or renewable energy?
		Maintain or enhance access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities?
	Encourage the use of sustainable means of transport	Exploit existing public transport infrastructure?
		Co-ordinate development with future transport infrastructure provision?
		Maintain or improve access to public transport?
		Enable more walking or cycling?
	Reduce the need of people to travel by car	Focus development in accessible locations?
Encourage alternative ways of working e.g. internet or remote working?		
Reduce vehicle use on Shropshire's roads?		
Human health	Support active and healthy communities	Promote opportunities for greater physical activity?

		Focus development in locations with good access to existing health facilities?
		Provide new leisure, recreational or cultural activities?
Soil	Protect and improve soil quality	Protect Shropshire's best and most versatile agricultural land?
		Reduce the amount of contaminated land?
Water	Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	Protect existing water resources from harmful pollutants, particularly in rural areas?
		Support the improvement of water quality by preventing further deterioration of aquatic ecosystems and associated wetlands?
	Reduce flood risk and improve flood management	Locate development in areas of lowest flood risk?
		Increase provision for water storage in times of flood?
		Promote the use of sustainable drainage systems?
Air	Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	Support the improvement of air quality in the county's AQMAs?
		Protect existing air quality outside AQMA from harmful pollutants?
Climatic factors	Reduce carbon dioxide emissions	Promote energy efficiency?
		Reduce energy consumption?
		Increase the provision of energy from renewable sources?
	Promote climate change adaptation and mitigation	Provide new habitats, particularly woodland and wetland?
		Improve connectivity of existing habitats?
		Support or maintain a balance between water supply and need?
Material assets	Promote efficient use of natural resources	Encourage the use of previously developed land?
		Reduce use of primary aggregates?
		Increase re-cycling and use of secondary resources?
		Make the best use of existing buildings and physical infrastructure?
Cultural heritage, including architectural and archaeological heritage	Conserve and enhance features and areas of heritage value and their setting	Conserve and/or enhance heritage assets and the historic environment?
		Contribute to the better management of heritage assets?
		Improve the quality of the historic environment?
		Provide for increased access to and enjoyment of the historic environment?
		Increase the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment?

		Increase the economic benefit derived from the historic environment?
		Promote heritage based sustainable tourism?
Landscape	Conserve and enhance landscape character and local distinctiveness	Avoid harm to the special qualities of the Shropshire Hills AONB?
		Maintain or improve landscape character, particularly ecological and cultural integrity?
		Prevent adverse visual impacts?
		Respect, maintain and strengthen local character and distinctiveness?
		Promote high quality design?
		Improve the satisfaction of people with their neighbourhoods as places to live?

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7. Site assessment

Introduction

- 7.1. In line with the requirements of the SEA Regulations, the Environmental Report must set out:
 - a summary of the rationale for selecting the alternatives that have been considered; and
 - the likely significant environmental effects associated with those alternatives, together with an explanation of why the preferred option has been chosen following the appraisal.
- 7.2. This part of the Environmental Report therefore presents the narrative of the plan-making and SEA process to date. It outlines how the development of the current draft of the CNDP has been shaped by the assessment of different potential locations for growth within the Neighbourhood Plan area.
- 7.3. The sections that follow describe the way in which the SEA work undertaken so far has guided the preferred development strategy for the CNDP, including the identification and evaluation of potential development locations.

Overview of plan making / SEA work undertaken to date

- 7.4. The CNDP area was formally designated by Shropshire Council in September 2017.
- 7.5. Extensive community engagement has taken place since that time to inform the development of the CNDP. This has enabled the Parish to gather local views and feedback, ensuring residents were involved throughout the Neighbourhood Plan's preparation. Engagement activities have included public events, household surveys, meetings and open days.

Housing numbers to be delivered through the draft CNDP

- 7.6. The amount of new housing required to be delivered through the Condover Parish NDP takes account of housing already in the pipeline or completed and results in a residual requirement of 55 houses (at December 2025).
- 7.7. The CNDP is being prepared in the context of the adopted Shropshire Local Development Framework.

Core Strategy and SAMDev Plan

- 7.8. The Local Development Plan for Shropshire comprises the adopted Core Strategy (2011) and Site Allocations and Management of Development (SAMDev) Plan (2015). These identified a target of around 27,500 new homes to be delivered in Shropshire between 2006 and 2026.

- 7.9. The SAMDev Plan identifies the main settlements in Condover Parish (i.e. Condover village, Dorrington and Stapleton) as being a ‘Community Cluster Settlement’ located in the Shrewsbury ‘Place Plan’ area, one of 18 spatial units into which the County is divided for the purposes of distributing growth through both the Core Strategy and SAMDev Plan. Policy MD1 (Scale and Distribution of Development) places Community Cluster Settlements at tier four of five in the SAMDev Plan’s Settlement Policy Framework.
- 7.10. The Core Strategy states that development at Community Clusters will be “*within the village, or on land that has been specifically allocated for development*”, noting that “*allocations of land for development adjoining... Community Clusters are made in the SAMDev DPD*”.
- 7.11. The SAMDev Plan Adopted Policies Map defines development boundaries for Dorrington, Stapleton and Condover (though not Ryton). Policy S16.2(vii) of the SAMDev Plan establishes that “*development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map*”.
- 7.12. In this context the SAMDev Plan allocates around 30-35 dwellings at Dorrington, 5 dwellings at Stapleton, and 20-25 dwellings at Condover village over the Plan Period to 2026. There is no allocation at Ryton.

Withdrawn Draft Shropshire Local Plan (2016-2038)

- 7.13. The withdrawn Draft Shropshire Local Plan (2016-2038) was intended to supersede both the adopted Core Strategy and the adopted SAMDev Plan with a single new local plan document to include both strategic policies and development management policies. This draft was formally withdrawn by Shropshire Council in July 2025. However, the evidence base of the withdrawn Plan continues to carry material weight in planning decisions because it remains the most up-to-date, comprehensive assessment of the county's housing, employment and infrastructure needs. Shropshire Council's Cabinet determined in February 2025 that this evidence base remains a material consideration to support decision-making, particularly while relying on older, adopted plans (see Core Strategy and SAMDev, above).
- 7.14. The withdrawn Shropshire Local Plan identified Dorrington as a Community Hub Settlement with a residential guideline of around 150 dwellings. This reflected Dorrington’s status as the largest settlement in the Parish and with the broadest offering of services and facilities.
- 7.15. Policy S16.2. Community Hubs: Shrewsbury Place Plan Area explained that ‘*Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or mixed-use allocations; any identified Local Plan residential allocations; any residential development allocated within a Neighbourhood Plan; appropriate small-scale windfall residential development within the settlements development boundary...and appropriate cross-subsidy and exception development...*’.

- 7.16. Paragraph 5.234 outlined the relationship between the withdrawn Draft Shropshire Local Plan and the emerging CNDP, saying: *‘Dorrington is a large village to the south of Shrewsbury within the parish of Condover, where a Neighbourhood Plan is being developed. Whilst policy S16.2 identifies the overall growth aspirations for the village in support of its role as a Community Hub, it is for the Neighbourhood Plan to propose a localised strategy to deliver this growth, including through any site allocations and the identification of a development boundary if considered locally appropriate. Shropshire Council acting as a consultee. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.’*

Shropshire Local Plan (2025-2045)

- 7.17. A new Local Plan will be produced under the government's new planning system, providing a foundation for future strategy.

Assessment of reasonable alternatives for site allocations

Task 1: Identifying sites for inclusion in the assessment

- 7.18. In March 2019, AECOM prepared an independent site appraisal for the CNDP on behalf of Condover Parish Council to assess which identified sites, if any, were suitable in principle for allocation. The intention was that the site selection process, supported by this appraisal, would be sufficiently robust to satisfy the Basic Conditions and withstand potential scrutiny by the Independent Examiner or legal challenge. The Parish Council chose not to undertake a separate call for sites, relying instead on Shropshire Council’s Strategic Land Availability Assessment (SLAA), which had been informed by a county-wide call for sites in early 2017 and additional submissions during the Preferred Scale and Distribution of Development consultation later that year. The updated SLAA (November 2018, base date March 2018) was considered a comprehensive and appropriate source of site options for the CNDP. Accordingly, all SLAA sites within the Parish were included in the assessment, alongside a small number of other site nominations which did not progress to assessment through the SLAA.
- 7.19. Table 3 provides an overview of the withdrawn Draft Shropshire Local Plan site assessment process.

Table 3: Overview of the site assessment process for the withdrawn Draft Shropshire Local Plan

Site Assessment Process	
Stage 1: The	Stage 1 consisted of a strategic screen and review of sites.

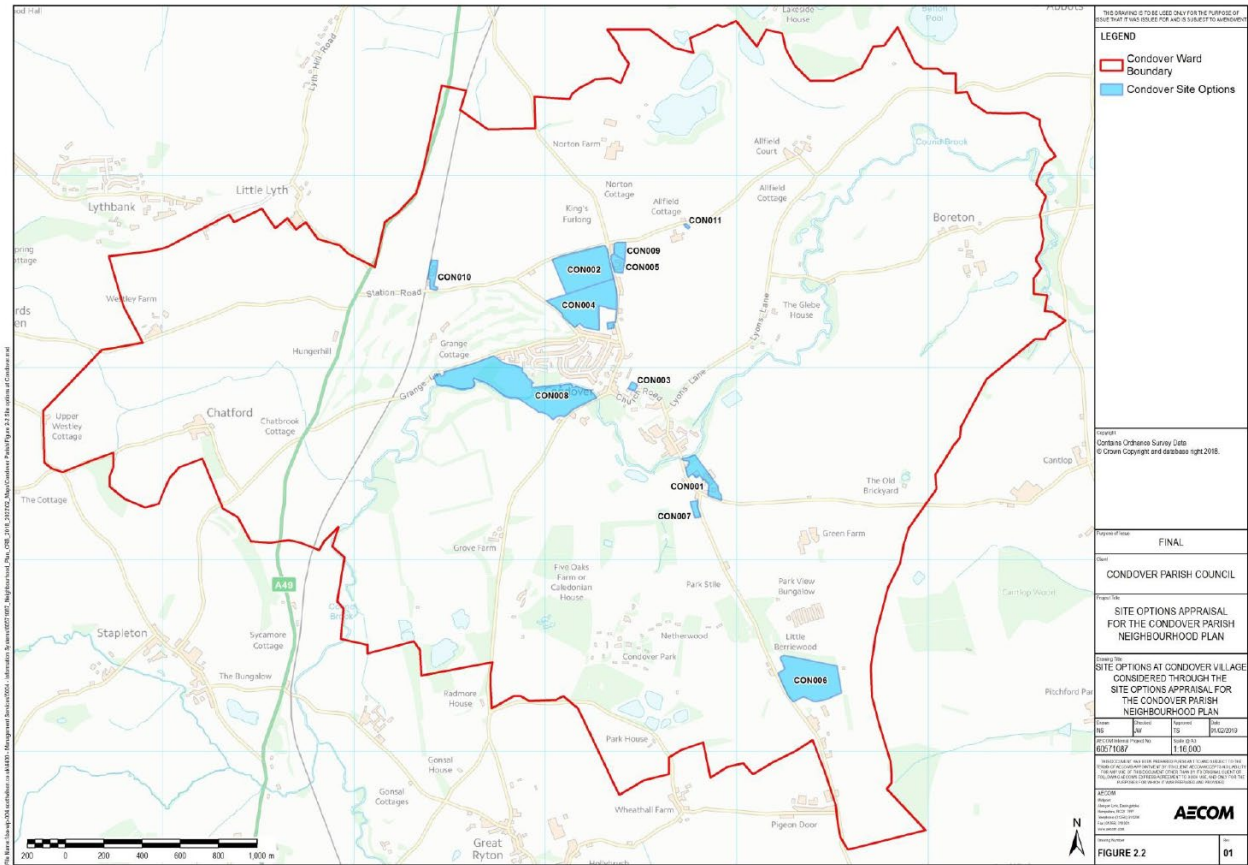
Strategic Land Availability Assessment (SLAA)	
<i>Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.</i>	
Stage 2a: Sustainability Appraisal	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
Stage 2b: Screening of Sites	Stage 2b consisted of a screening exercise informed by consideration of a site's availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
Stage 3: Detailed site review	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. This stage of assessment was an iterative process.

7.20. The site assessment methodology is discussed in detail in the Site Options Appraisal for the Condover Parish Neighbourhood Plan (March 2019) produced by AECOM.

7.21. All sites included in the assessment are shown below in Figures 1, 2 and 3.

Figure 2: Site options at Condover considered through the site options appraisal for the Condover Parish Neighbourhood Plan.

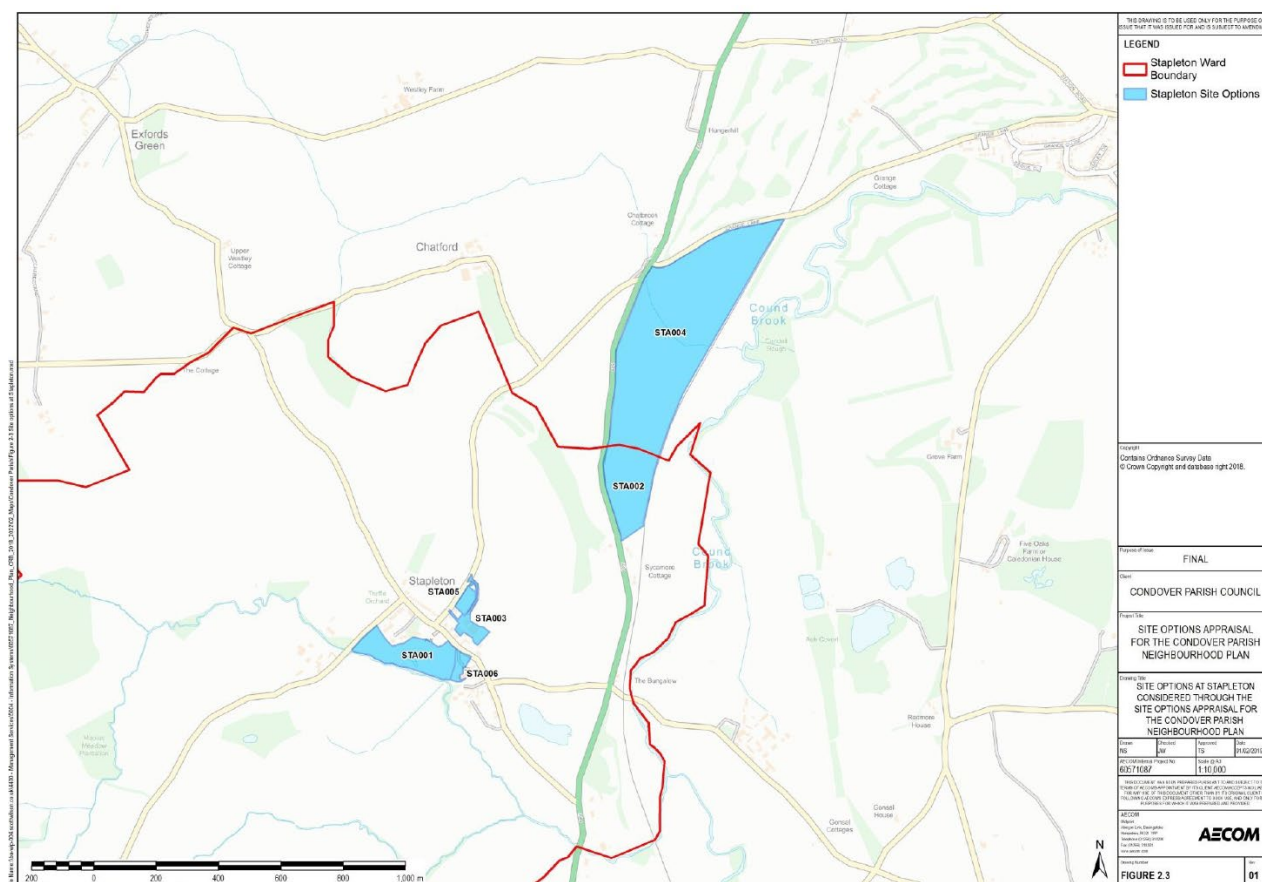
Sourced from the Site Options Appraisal for the Condover Parish Neighbourhood Plan (March 2019) produced by AECOM.



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Figure 3: Site options at Stapleton considered through the site options appraisal for the Condover Parish Neighbourhood Plan.

Sourced from the Site Options Appraisal for the Condover Parish Neighbourhood Plan (March 2019) produced by AECOM.



Task 2: Development of site appraisal pro forma

- 7.22. AECOM developed a site appraisal pro forma to support the assessment of potential allocations for the CNDP. The proforma was designed to ensure that all sites were reviewed in a consistent manner against a clear and objective set of criteria. It captured a broad range of quantitative and qualitative information including baseline details about each site, alongside considerations relating to its characteristics, suitability and availability.

Task 3: Initial desktop study

- 7.23. An initial desk-based assessment was undertaken to identify the key constraints and opportunities associated with each site. This involved compiling and reviewing information from various sources, including Natural England's Magic Map resource and the planning policy evidence base maintained by Shropshire Council. Constraints considered included matters such as flood risk, environmental and ecological designations and the presence and setting of heritage assets. Opportunities were also reviewed, for example, the site's relationship to essential local services and community facilities.

Task 4: Site visit

7.24. This was followed by site visits to Condover Parish.

Task 5: Consolidation of results

- 7.25. Following the site visit the earlier desk-based assessment was reviewed and updated to complete the appraisal template, finalise the analysis, and compare the sites to determine which were most appropriate to meet the identified housing requirement. Each site was assigned a traffic light rating to indicate its suitability for potential allocation in the Neighbourhood Plan: green signifies that a site has no significant constraints and is considered appropriate for allocation; amber indicates that a site may be suitable, either wholly or in part, if specific issues can be addressed; and red identifies sites that are not suitable at the present time. These judgements are based on the three core tests of suitability, availability, and achievability.
- 7.26. AECOM compared their site assessment findings with the conclusions of the SLAA. Both are shown in Table 4.1 in the Site Options Appraisal for the Condover Parish Neighbourhood Plan (March 2019) and in Appendix B of this report.

Site assessment conclusions

- 7.27. A total of 35 sites were subject to an initial desk-based assessment to determine whether they were suitable in principle for allocation within the CNDP to help meet the Parish's identified housing requirement. Of these, 13 sites were removed from further consideration because they met one or more exclusion criteria: being located outside or not adjoining an existing settlement boundary, having extant planning permission that had already been implemented in whole or in part or accommodating an existing use that provides an important community facility. The remaining 22 sites progressed to full assessment, which included a site visit.
- 7.28. The assessment identified two sites—DGN006 and DGN018 in Dorrington—as having no significant issues or constraints and therefore suitable in principle for allocation. A further nine sites were assessed as having potential, either wholly or partially, subject to mitigation or the resolution of specific constraints; these sites are located across the Parish's three main settlements. The final 11 sites were judged unsuitable for allocation due to constraints such as high landscape sensitivity, the absence of appropriate access and limited prospects of achieving it independently, inconsistency with the established settlement pattern or existing uses that would likely be incompatible with residential development.

Selection of preferred sites by Condover Parish Council

- 7.29. The next step in the site allocation process was for Condover Parish Council to select their preferred sites to meet the residual housing requirement for the Parish.

7.30. In response to consultation, there was a clear preference to develop a number of smaller sites rather than a single large site to meet local housing requirements. This resulted in consultation on two options involving three sites and two sites. The two-site option was preferred.

7.31. The outcome of this process was the shortlisting of the following two sites:

Table 4: Shortlisted sites for the draft CNDP

CNDP reference	SLAA reference	Location	Size	Indicative density	Residential capacity
CON 4	DGN018	Land off Limes Paddock	0.6Ha	25	~15 dwellings
CON 5	Part of DGN021	Land off Station Road (North), Dorrington	1.37Ha	29	~40 dwellings

CON 4 – Land off Limes Paddock, Dorrington

Figure 4: Location of CON 4 - Land off Limes Paddock, Dorrington

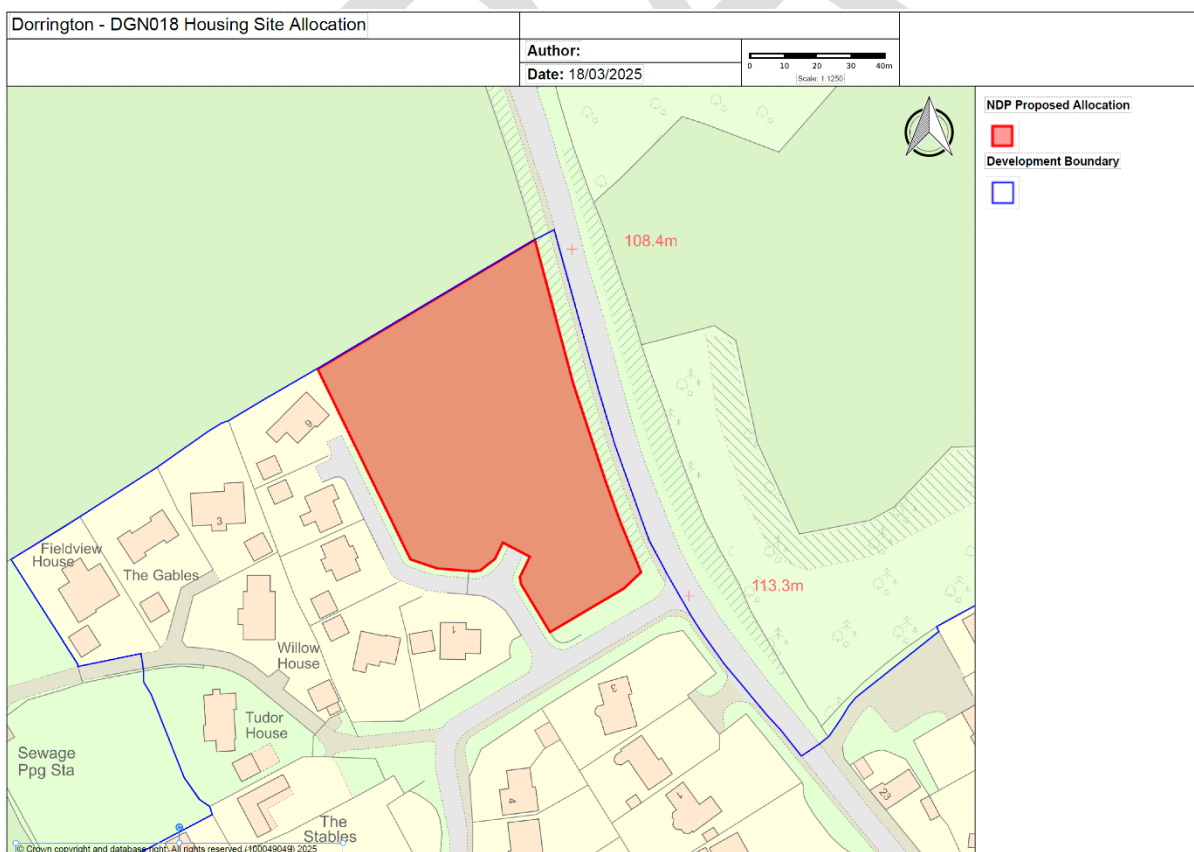


Table 5: Site assessment of DGN018

Shropshire Local Plan 2016-2038 (withdrawn) - Site Assessment Process (2018)	
Stage 1: Strategic Land Availability Assessment (SLAA)	<p>Considered available, viable and achievable in principle.</p> <p>Associated settlement offers a range of services and facilities suitable to meet the needs of future residents.</p> <p>Site is considered currently unsuitable on basis of location outside current settlement boundaries.</p> <p>Long term potential subject to further detailed assessment.</p>
Stage 2a: Sustainability Appraisal	<p>Overall sustainability conclusion: Good.</p>
Stage 2b: Screening of Sites	<p>Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.</p>
Stage 3: Detailed site review	<p>Recommendation: To be determined through the Neighbourhood Plan process.</p> <p>Reasoning: A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.</p>

AECOM's Site Assessment conclusion:

- Site is adjacent to recent and to ongoing development at Limes Paddock and would round out the northern edge of the village into a coherent new settlement boundary.
- Development would likely sit comfortably in its townscape context and function as a rational extension to the existing built area of the village in light of recent adjacent development.
- The site is within walking distance of all key village services and facilities and has good access to the road network.
- There are no significant landscape/environmental constraints at the site, including landscape sensitivity.
- Considered suitable to allocate in principle.

Condover Parish Council assessment (2025)

7.32. In 2025 Condover Parish Council carried out a reassessment of all of the Dorrington sites and concluded that DGN018 would be suitable for allocation through the CDNP (see Appendix B).

From the draft CNDP:

The site is around 0.6 hectares in area and is indicated for the delivery of around 15 dwellings, at an indicative density of 25 dwellings per hectare. The site lies adjacent to another recent housing development and sits alongside the A49 to which there is no direct access. The site is outside the current development boundary which, under policy CON 2 is amended to incorporate the site. The site is deliverable within the next five years.

CON 4 – Land off Limes Paddock

0.6Ha of land shown on the policies map off Limes Paddock is supported for the development of around 15 dwellings to be delivered in accordance with the policies of this NDP and the following requirements:

- a. Development within the site is to be accessed directly from Limes Paddock.
- b. Existing hedge on the site boundaries is to be retained.

CON 5 – Land off Station Road (North), Dorrington

Figure 5: Location of CON 5 - Land off Station Road (North), Dorrington

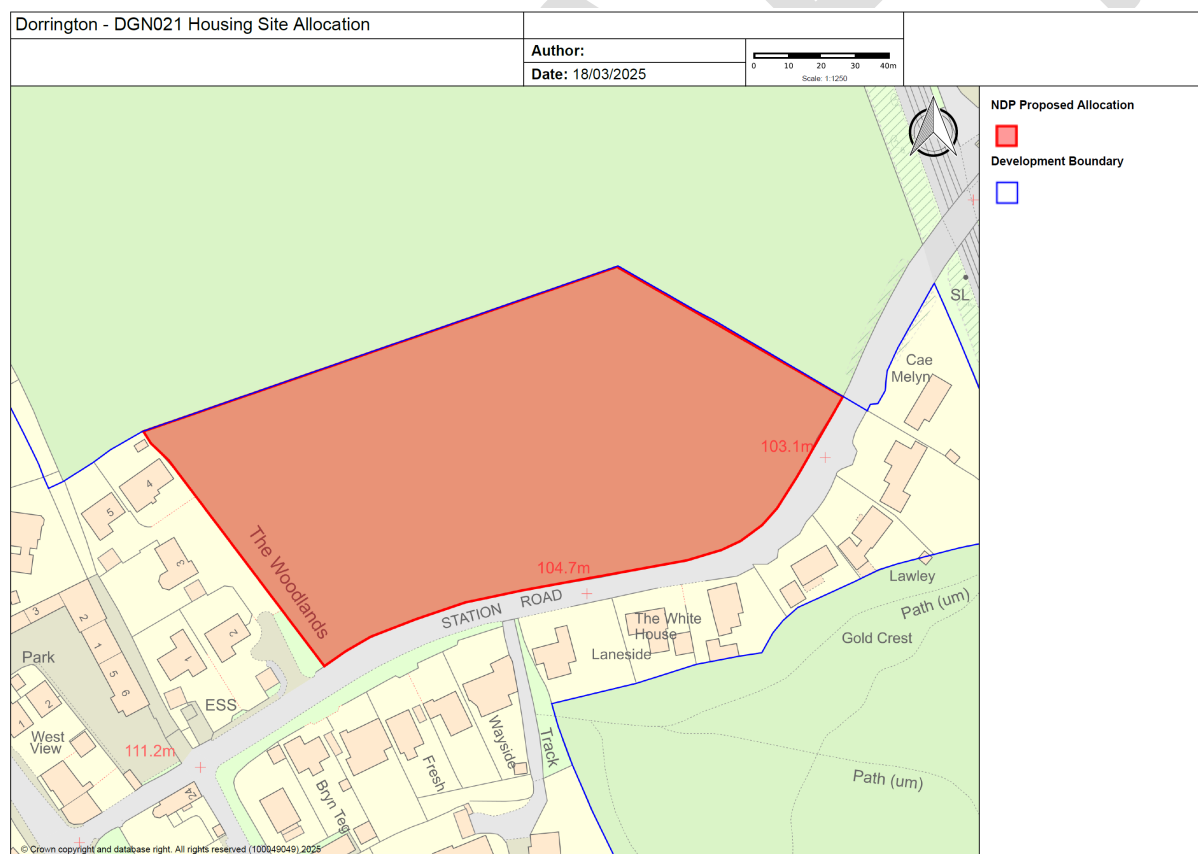


Table 6: Site assessment of DGN021

Shropshire Local Plan 2016-2038 (withdrawn) - Site Assessment Process (2018)	
Stage 1:	Considered available, viable and achievable in principle.

Strategic Land Availability Assessment (SLAA)	<p>Associated settlement offers a range of services and facilities suitable to meet the needs of future residents.</p> <p>Site is considered currently unsuitable on basis of location outside current settlement boundaries.</p> <p>Long term potential subject to further detailed assessment.</p>
Stage 2a: Sustainability Appraisal	<p>Overall sustainability conclusion: Good</p>
Stage 2b: Screening of Sites	<p>Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.</p>
Stage 3: Detailed site review	<p>Recommendation: To be determined through the Neighbourhood Plan process.</p> <p>Reasoning: A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.</p>

AECOM's Site Assessment conclusion on DGN021 (2019):

- The site is substantial in size and large in relation to the village as a whole. It would not be appropriate to develop in full as development at this scale would likely be transformational for the village.
- Although there could be potential to identify a sub-area for development, the planning history of this sub-area demonstrates that it is not suitable in principle for development for reasons including harm to the rural setting of the village and its approach along Church Lane.
- The site is in productive agricultural use and has potential to be 'Best and Most Versatile' (BMV) farmland. There is a presumption against the unnecessary loss of BMV land in the NPPF.
- The site is considered not suitable to allocate.

7.33. In July 2015 planning application 14/05676/OUT for 24 dwellings was refused on this site as the site was considered 'open countryside' in policy terms. The application was then refused on appeal March 2017. The appeal decision notes that in addition to being outside the policy boundary of the village, development at this location would represent 'an encroachment into the open countryside which would significantly harm its intrinsic character and value. Due to the land rising from the east to west, the site is particularly prominent on approach to the village from the east along Station Road, thereby exacerbating this harmful effect⁵.' The

⁵ The Planning Inspectorate, 'Appeal Decision Appeal Ref: APP/L3245/W/16/3142479' [online], available from: <https://pa.shropshire.gov.uk/online->

inspector went on to note the likely 'significant harm the development of the site would cause to the rural character and appearance of the area'.

Condover Parish Council assessment (2025)

- 7.34. In 2025 Condover Parish Council carried out a reassessment of all of the Dorrington sites and concluded that a portion of DGN021 would be suitable for allocation through the CDNP (see Appendix B).

From the draft CNDP:

Through the (withdrawn) Shropshire Local Plan Call for Sites exercise, a large land parcel was promoted to the north of Station Road adjacent to the Dorrington Development Boundary. This was for a site of 4.3 hectares for approximately 129 dwellings. The NDP Steering Group considered this site to be too large for the housing requirements identified and, in view of community consultation, there was a preference for a multi-site approach.

In discussion with the landowner a smaller portion in the southern part of DGN021, of approximately 1.37 hectares, located off Station Road was selected and is being proposed for site allocation in policy CON 5. The site is indicated for the delivery of around 40 dwellings, at an indicative density of approximately 29 dwellings per hectare.

CON 5 – Land off Station Road (North)

1.37ha of land shown on the policies map at Station Road (North) is supported for the development of around 40 dwellings to be delivered in accordance with the policies of this NDP and the following requirements:

- c. Development within the site is to be accessed directly from Station Road.*
- d. All homes are to be provided with off-road car parking spaces commensurate with the size of accommodation and number of adult occupants.*
- e. Existing hedge on the site boundaries is to be retained.*

Assessment of shortlisted sites through the SEA process

- 7.35. To determine whether the shortlisted sites are suitable for allocation through CDNP, the SEA process has examined the principal constraints and opportunities associated with the two sites. The appraisal drew on the SEA Framework of objectives and supporting assessment questions developed during the scoping stage (see Section 6), together with the established baseline evidence.
- 7.36. A wide range of information sources supported the appraisal process, including Ordnance Survey mapping, Natural England's MAGIC interactive resource, the Flood Risk Maps for England, regional Agricultural Land Classification data, relevant reports and

mapping layers published on Shropshire Council’s website, and the Shropshire Historic Environment Record. These evidence sources correspond with those referenced in the baseline set out in Appendix A of this Environmental Report.

- 7.37. The assessment findings are then presented in Tables 7 and 8, providing an overview of each site’s sustainability performance against the eight SEA themes.

Appraisal findings

Table 7: Assessment findings, CON 4 – Land off Limes Paddock, Dorrington

SEA theme	Commentary: CON 4 – Land off Limes Paddock, Dorrington
Biodiversity, flora and fauna	<p>The site does not lie within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • National Landscape • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance <p>HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See separate HRA Appropriate Assessment.</p> <p>This is a field site with hedgerow and scattered mature hedge trees to curtilages. Tree Preservation Order group adjacent to the south curtilage. Will require standard BS5837 tree survey/ constraints analysis, Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement. Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape.</p> <p>Botanical survey may be required. Requires Ecological Impact Assessment and surveys for bats, Great Crested Newt surveys (ponds within 250m/500m), badgers, reptiles and nesting birds.</p>

	<p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Environmental Network in accordance with CS17 Environmental Networks and MD12.</p> <p>Hedgerows will need to be buffered.</p>	
Population	<p>The site is within walking distance (less than 500m) of all key village services and facilities including a post office, butcher, limited retail services, a bus stop, sports fields and rural footpaths, the village hall, primary school and GP surgery.</p> <p>Access to the road network is available from Limes Paddock.</p> <p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p>	
Human health	<p>Road noise to the east. There is potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.</p>	
Soil	<p>An allocation at this location would result in the loss of undeveloped greenfield land.</p> <p>The land would once have been in agricultural use but adjacent development has effectively severed it from the surrounding countryside and it is unlikely to be viable in isolation given its small size.</p> <p>Unlikely to have Ground Contamination based on current use.</p>	
Water	<p>The site is within Flood Zone 1 and has a very low surface water flood risk.</p>	
Climatic factors	<p>Development of the site is expected to result in additional greenhouse gas emissions due to the expanded built form of the village and more intensive activity at this location. However, its close proximity to Dorrington's services and facilities means residents would have reduced need to travel further afield for day-to-day needs, helping to</p>	

	<p>minimise associated emissions. The site is also within walking distance of the nearest bus stop, offering access to bus services and supporting the potential use of lower-carbon transport options.</p>	
Material assets	<p>No significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations.</p> <p>The site is not within a Minerals Safeguarding Area.</p>	
Cultural heritage, including architectural and archaeological heritage	<p>The site is not within or adjacent to one or more of the following heritage designations or assets.</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building <p>However, Dorrington does contain a number of historic buildings, including houses dating to the 17th Century in an area previously known as Lower Fold. Notable historic buildings in Dorrington include Dorrington Old Hall which is now a restaurant, the Horseshoes Inn, the Hope Edwardes Institute which functions as the village hall, St Edward's Church and the Primary School.</p> <p>The site sits within the wider Limes Paddock development which has come forward in several phases over a number of years. The character of the wider development is of a low density, suburban-style containing large plots and substantial houses. There are a mixture of styles and vernaculars within the development reflecting the different phases of growth. It is considered that the site already shares this character, or at the very least is heavily influenced by it, and future development would provide an opportunity to deliver growth with strong regard for the existing pattern and grain of surrounding development. Development on the site would round out the northern edge of the village into a coherent new settlement boundary. Development would likely sit comfortably in its townscape context and function as a rational extension to the existing built area of the village. There is no reason to doubt the site's capacity to reflect and enhance the existing townscape character.</p>	

Landscape

Small field bounded by the A49 to the west, new development to the east, Limes Paddock to the south and open fields to the north, currently with thick established planted screening along its full northern perimeter.

The Shropshire Landscape and Visual Sensitivity Assessment (LVSS) considered Parcel A [32DRN-A] in Dorrington, which includes CON4. In terms of landscape sensitivity, the study concluded that the parcel was ‘*an intact and relatively tranquil farming landscape of a typical rural character with some natural features. Overall, the landscape sensitivity to change arising from new housing is medium and to employment is medium-high.*’ In terms of visual sensitivity, the study concluded that ‘*a typical rural landscape with some views to the Shropshire Hills AONB, however these views are only glimpsed as the landform is predominantly flat and there are sufficient hedgerow boundaries. Overall, the views experienced are of medium sensitivity to change arising from new housing and medium-high sensitivity to change arising from employment.*’

The site assessment of DGN018 for the (withdrawn) Shropshire Local Plan scored landscape impacts considerations as medium and medium-low. Visual impacts considerations also scored medium and medium-low.

An allocation at this location would result in the loss of undeveloped greenfield land. The Shropshire Typology Assessment identifies the site as being part of Wooded Hills and Farmlands Landscape Description Unit.

The site is relatively enclosed by a combination of perimeter screening, existing development and the A49 and these elements combine to restrict views in and out of the site to the wider countryside beyond. This, combined with its flat gradient is considered to give the site limited sensitivity within the landscape, particularly as it already functions as part of the existing built area of the village in light of recent surrounding development.

Key

Impact which cannot be mitigated



Absence of impact or positive impact



Impact subject to mitigation



Uncertain effect



Table 8: Assessment findings, CON 5 – Land off Station Road (North), Dorrington

SEA theme	Commentary: CON 5 – Land off Station Road (North), Dorrington	
Biodiversity, flora and fauna	<p>The site does not lie within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • National Landscape • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance <p>HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See separate HRA Appropriate Assessment.</p> <p>The eastern boundary forms an Environmental Network corridor. Requires Ecological Impact Assessment and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.</p> <p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Environmental Network in accordance with CS17 Environmental Networks and MD12.</p> <p>Field site with internal hedgerow stream side trees to east side curtilage. Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement. Retain existing trees on site and create buffer zone to stream.</p> <p>Existing hedges on the site boundaries are to be retained.</p>	
Population	<p>The site is within walking distance of all key village services and facilities including a post office, butcher, limited retail services, a bus stop, sports fields and rural footpaths, the village hall, primary school and GP surgery.</p>	

	<p>Associated settlement offers a range of services and facilities suitable to meet the needs of future residents.</p> <p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Access could feasibly be provided from an existing entry point onto Station Road, though there is generally limited visibility and traffic moves quickly at this stretch of road. Potential need for traffic calming measures or remodelled junction into the site to ensure safe vehicle movements into and out of the site. Assumes footway will be provided along site frontage.</p> <p>All homes are to be provided with off-road car parking spaces commensurate with the size of accommodation and number of adult occupants.</p>	
Human health	<p>Rail to east with industrial to the other side and road to south. Potential to mitigate noise by location (separation distances to the road and rail) of dwellings, orientation and room layout as well as glazing and boundary treatment.</p>	
Soil	<p>The whole site is in productive agricultural use and the national dataset indicates this area is likely within Grade 2 or Grade 3.</p> <p>Land has not been surveyed at this location to identify whether it is Grade 3a (BMV land) or 3b (not BMV land) so it must be assumed that there is potential for development at the site to result in the loss of BMV land.</p> <p>The site is in productive agricultural use and has potential to be 'Best and Most Versatile' (BMV) farmland. There is a presumption against the unnecessary loss of BMV land in the NPPF.</p> <p>Unlikely to have Ground Contamination based on current use.</p>	
Water	<p>The site is within Flood Zone 1 and has a very low surface water flood risk.</p>	
Climatic factors	<p>Development of the site is expected to result in additional greenhouse gas emissions due to the expanded built form of the village and more intensive activity at this location.</p>	

	<p>However, its close proximity to Dorrington’s services and facilities means residents would have reduced need to travel further afield for day-to-day needs, helping to minimise associated emissions. The site is also within walking distance of the nearest bus stop, offering access to bus services and supporting the potential use of lower-carbon transport options.</p>	
<p>Material assets</p>	<p>No significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations.</p> <p>The site is not within a Minerals Safeguarding Area.</p>	
<p>Cultural heritage, including architectural and archaeological heritage</p>	<p>The site is not within or adjacent to one or more of the following heritage designations or assets.</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building <p>No known archaeological but medium size of site suggests it may have some archaeological potential. Heritage Assessment required with application (archaeological Desk Based Assessment and possibly field evaluation).</p> <p>The site is adjacent to and connected with the existing built up area. The scale and nature of development would be large enough to significantly change the size and character of settlement.</p>	
<p>Landscape</p>	<p>Landform falls from west to east, with the west of the site at a prominent high point and the rest of the site dropping to lower elevations moving eastwards.</p> <p>The LVSS assessed Parcel B [32DRN-B] in Dorrington, which includes CON5. In terms of landscape sensitivity, the study concluded that the parcel was ‘<i>an eroded farming landscape which is intercepted by the Cound Brook. Overall, the landscape sensitivity to change arising from new housing is medium-low and to employment is medium.</i>’ In terms of visual sensitivity, the study concluded that the parcel was ‘<i>an eroded rural landscape with localised views towards the Shropshire Hills AONB, however these views are glimpsed and detracting elements are present. Overall, the views experienced are of medium-</i></p>	

	<p><i>low sensitivity to change arising from new housing and medium sensitivity to change arising from employment.'</i></p> <p>The site assessment of DGN021 for the (withdrawn) Shropshire Local Plan scored landscape impacts considerations as medium and medium-low. Visual impacts considerations also scored medium and medium-low.</p> <p>AECOM's site assessment of DGN021 (of which CON5 forms part) found the site to be unsuitable for allocation in part due to the potential for 'harm to the rural setting of the village and its approach along Church Lane'. The site assessment concluded that the site 'would not be appropriate to develop in full as development at this scale would likely be transformation for the village'.</p> <p>However, the assessment also identified potential to identify a discrete sub-area within the larger site as an extension of the existing development at The Woodlands to the site's west. However, consideration would need to be given to the site's landscaping, considering the lack of boundary features and the elevation of the site which gives it a higher degree of exposure.</p>		
Key			
Impact which cannot be mitigated		Absence of impact or positive impact	
Impact subject to mitigation		Uncertain effect	

Current approach in the CNDP and the development of policies

7.38. To support the implementation of the vision and aims for the CNDP discussed in Section 3 of this report, the current version of the CNDP puts forward 15 policies to guide development in the Neighbourhood Plan area. These were developed following extensive community consultation and evidence gathering.

7.39. The draft CNDP policies are as follows.

Table 9: Policies presented in the Regulation 14 version of the CNDP

Reference	Policy Name
CON 1	Local Community Facilities
CON 2	Development Boundaries
CON 3	Exceptions Housing Development Outside Development Boundaries
CON 4	Land off Limes Paddock

CON 5	Land off Station Road (North)
CON 6	Affordable Housing Tenure
CON 7	Housing Mix
CON 8	Conover Parish NDP Housing Design Guide
CON 9	Sustainable Building Design
CON 10	Community Energy
CON 11	Preserving Local Heritage
CON 12	Natural Environment
CON 13	Recreation, Play and Outdoor Facilities
CON 14	Travel and Traffic
CON 15	Employment and Tourism

8. Appraisal findings at Regulation 14

Introduction

- 8.1. The aim of this section is to present appraisal findings and recommendations in relation to the Regulation 14 consultation version of the CNDP. This section presents:
- an appraisal of the current version of the CNDP under the nine SEA theme headings; and
 - the overall conclusions at this current stage and recommendations for the next stage of plan-making.

Approach to this appraisal

- 8.2. The appraisal is structured under the eight SEA themes, associated objectives outlined and supporting assessment questions outlined in the SEA and HRA Scoping Report for the draft CNDP.
- 8.3. While care has been taken to identify and assess potential effects as robustly as possible, this task is constrained by the high-level nature of the plan, the constantly evolving nature of the baseline data and the unknown form and timing of future planning applications. While it has not been feasible to predict significant effects with certainty it has been possible to carry out a reasoned appraisal of potential benefits or drawbacks in more general terms.

Table 10: Biodiversity, flora and fauna

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Protect and enhance the range of plants and animals in Shropshire and the quality and	Avoid harm to protected, priority, key or indicator habitats, plants, animals or birds?	Draft Policy CON 4 allocates approximately 0.6 hectares of land off Limes Paddock for residential development of around 15 dwellings.

extent of wildlife habitats	Increase the distribution of key or indicator plants, animals and birds in Shropshire?	Draft Policy CON 5 allocates approximately 1.37 hectares of land off Station Road (North) for the development of around 40 dwellings.
	Increase the extent of protected or key habitats in Shropshire?	<p>These site are approximately 8.85km east of the Stiperstones and The Hollies SAC.</p> <p>Berrington Pool SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network) is approximately 0.65km from the neighbourhood area (Berrington Parish).</p>
	Improve the condition of key habitats in Shropshire?	<p>Hencott Pool SSSI (also part of the Midland Meres and Mosses ((Phase 2)) Ramsar network) – approximately 8.23km from the neighbourhood area (Bomere Heath and District Parish).</p> <p>Bomere and Shomere and Betton Pools SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network) lie directly over the border to Bayston Hill Parish to the north east of Condover Parish.</p> <p>The potential impacts on these International Designated Sites have been explored in more detail through the Habitats Regulations Assessment process undertaken for the Neighbourhood Plan.</p>
		Policy CON 12 – Natural Environment supports development that protects, enhances or restores the natural environment of the parish, including hedgerows, woodlands, watercourses, wildlife habitats and corridors, dark skies, and measures that improve biodiversity connectivity within and between villages.
		Policy CON 13 supports schemes that promote active, healthy lifestyles and mental well-being, particularly where they protect and enhance key recreational spaces. Proposals should address

		identified gaps in recreational provision, have community support, maximise inclusive access, and minimise impacts on wildlife and the natural environment.
		Policy CON 14 supports travel and traffic schemes that improve road safety, manage traffic flow, expand off-street parking, and encourage walking, cycling and low-carbon transport while reducing air pollution. All proposals should minimise impacts on wildlife and the environment and include measures such as natural buffers, sustainable materials and the designation of suitable routes as Quiet Lanes.

Table 11: Population

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Encourage a strong and sustainable economy throughout Shropshire	Provide opportunities to create more or higher value jobs?	Policy CON 15 supports new employment and tourism development within or adjoining existing settlements at an appropriate scale, or in the open countryside where it forms part of small-scale farm diversification or existing employment uses. The policy also supports a new Business Hub in Dorrington and seeks to manage the density of holiday lets to avoid negative impacts on rural housing availability.
	Ensure an appropriate and balanced supply of employment land?	
	Maintain and support existing businesses?	
	Retain employment in Shropshire?	
	Promote regeneration?	
		Policy CON 1 protects identified local community facilities by resisting development that would result in their loss or significant harm. Proposals that improve or enhance local community facilities, including shops, are supported in principle.
Provide a sufficient amount of good quality housing	Meet evidenced housing needs?	Policy CON 2 defines development boundaries for Condover, Stapleton and Dorrington, within which housing and community uses on allocated sites are

which meets the needs of all sections of society	Reflect the requirements of all sections of society in terms of location and affordability as well as adaptability for an ageing population?	supported in principle, subject to compliance with other neighbourhood plan policies. Infill development and redevelopment within these boundaries are also supported in principle, provided that site-specific design, heritage and amenity impacts are satisfactorily addressed.
	Help to meet the needs of priority households?	
		Policy CON 6 requires affordable housing within market schemes to be provided at an indicative split of around 70% affordable or social rent and 30% affordable home ownership.
		Policy CON 7 requires developments of more than 10 homes to provide a balanced housing mix that meets identified local needs. Schemes of more than 10 market homes should also include private rented accommodation.
Promote access to services for all sections of society	Enhance access to outdoor spaces?	Policy CON 1 protects identified local community facilities by resisting development that would result in their loss or significant harm. Proposals that improve or enhance local community facilities, including shops, are supported in principle.
	Increase provision or connectivity of services such as broadband or renewable energy?	
	Maintain or enhance access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities?	
		Policy CON 13 supports schemes that promote active, healthy lifestyles and mental well-being, particularly where they protect and enhance key recreational spaces. Proposals should address identified gaps in recreational provision, have community support, maximise inclusive access, and minimise impacts on wildlife and the natural environment.
Encourage the use of sustainable	Exploit existing public transport infrastructure?	Policy CON 14 supports travel and traffic schemes that improve road safety, manage traffic flow, expand off-street parking, and

means of transport	Co-ordinate development with future transport infrastructure provision?	encourage walking, cycling and low-carbon transport while reducing air pollution. All proposals should minimise impacts on wildlife and the environment and include measures such as natural buffers, sustainable materials and the designation of suitable routes as Quiet Lanes.
	Maintain or improve access to public transport?	
	Enable more walking or cycling?	
Reduce the need of people to travel by car	Focus development in accessible locations?	Policy CON 15 supports new employment and tourism development within or adjoining existing settlements at an appropriate scale, or in the open countryside where it forms part of small-scale farm diversification or existing employment uses. The policy also supports a new Business Hub in Dorrington and seeks to manage the density of holiday lets to avoid negative impacts on rural housing availability.
	Encourage alternative ways of working e.g. internet or remote working?	
	Reduce vehicle use on Shropshire's roads?	
		Policy CON 2 defines development boundaries for Condover, Stapleton and Dorrington, within which housing and community uses on allocated sites are supported in principle, subject to compliance with other neighbourhood plan policies. Infill development and redevelopment within these boundaries are also supported in principle, provided that site-specific design, heritage and amenity impacts are satisfactorily addressed.
		Policy CON 1 protects identified local community facilities by resisting development that would result in their loss or significant harm. Proposals that improve or enhance local community facilities, including shops, are supported in principle.

Table 12: Human health

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
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Support active and healthy communities	Promote opportunities for greater physical activity?	Policy CON 8 requires all new development to follow the Condover Parish Housing Design Guide, ensuring that proposals respond positively to local character, rural setting and Shropshire's traditional vernacular. The policy also sets detailed standards for accessibility, amenity space, parking, biodiversity-led landscaping, EV charging and home office space.
	Focus development in locations with good access to existing health facilities?	
	Provide new leisure, recreational or cultural activities?	
		Policy CON 13 supports schemes that promote active, healthy lifestyles and mental well-being, particularly where they protect and enhance key recreational spaces. Proposals should address identified gaps in recreational provision, have community support, maximise inclusive access, and minimise impacts on wildlife and the natural environment.
		Policy CON 14 supports travel and traffic schemes that improve road safety, manage traffic flow, expand off-street parking, and encourage walking, cycling and low-carbon transport while reducing air pollution. All proposals should minimise impacts on wildlife and the environment and include measures such as natural buffers, sustainable materials and the designation of suitable routes as Quiet Lanes.

Table 13: Soil

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Protect and improve soil quality	Protect Shropshire's best and most versatile agricultural land?	Policy CON 12 – Natural Environment supports development that protects, enhances or restores the natural environment of the parish, including hedgerows, woodlands, watercourses, wildlife habitats and corridors, dark skies,
	Reduce the amount of contaminated land?	

and measures that improve biodiversity connectivity within and between villages.

Table 14: Water

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	Protect existing water resources from harmful pollutants, particularly in rural areas?	Policy CON 12 – Natural Environment supports development that protects, enhances or restores the natural environment of the parish, including hedgerows, woodlands, watercourses, wildlife habitats and corridors, dark skies, and measures that improve biodiversity connectivity within and between villages.
	Support the improvement of water quality by preventing further deterioration of aquatic ecosystems and associated wetlands?	
Reduce flood risk and improve flood management	Locate development in areas of lowest flood risk?	Policy CON 4 allocates approximately 0.6 hectares of land off Limes Paddock for residential development of around 15 dwellings. This site is situated in Flood Zone 1. Policy CON 5 allocates approximately 1.37 hectares of land off Station Road (North) for the development of around 40 dwellings. This site is situated in Flood Zone 1.
	Increase provision for water storage in times of flood?	
	Promote the use of sustainable drainage systems?	

Table 15: Climatic factors

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Reduce carbon dioxide emissions	Promote energy efficiency?	Policy CON 8 requires all new development to follow the Condover Parish Housing Design Guide, ensuring that proposals respond positively to local character, rural setting and Shropshire's traditional vernacular. The policy also sets detailed standards for accessibility, amenity space,
	Reduce energy consumption?	

	Increase the provision of energy from renewable sources?	parking, biodiversity-led landscaping, EV charging and home office space.
		Policy CON 9 requires new development and alterations to achieve high standards of environmental performance, with particular support for measures that reduce carbon emissions, improve energy efficiency and lower running costs, including in Listed Buildings where heritage significance is preserved. The policy encourages low-carbon design through passive measures, renewable energy generation, future-proofing, provision for heat pumps, solar panels and, where appropriate, community energy schemes.
		Policy CON 10 supports low-carbon or zero-carbon renewable energy proposals that deliver clear community benefits, such as discounted local energy tariffs or secure energy supplies for identified local businesses.
Promote climate change adaptation and mitigation	Provide new habitats, particularly woodland and wetland?	Policy CON 9 requires new development and alterations to achieve high standards of environmental performance, with particular support for measures that reduce carbon emissions, improve energy efficiency and lower running costs, including in Listed Buildings where heritage significance is preserved. The policy encourages low-carbon design through passive measures, renewable energy generation, future-proofing, provision for heat pumps, solar panels and, where appropriate, community energy schemes.
	Improve connectivity of existing habitats?	
	Support or maintain a balance between water supply and need?	

Table 16: Material assets

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Promote efficient use of	Encourage the use of previously developed land?	Policy CON 1 protects identified local community facilities by resisting

natural resources	Reduce use of primary aggregates?	development that would result in their loss or significant harm. Proposals that improve or enhance local community facilities, including shops, are supported in principle.
	Increase re-cycling and use of secondary resources?	
	Make the best use of existing buildings and physical infrastructure?	
		There are limited opportunities in Condover parish to develop on brownfield (previously developed) land.

Table 17: Cultural heritage, including architectural and archaeological heritage

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Conserve and enhance features and areas of heritage value and their setting	Conserve and/or enhance heritage assets and the historic environment?	Policy CON 2 defines development boundaries for Condover, Stapleton and Dorrington, within which housing and community uses on allocated sites are supported in principle, subject to compliance with other neighbourhood plan policies. Infill development and redevelopment within these boundaries are also supported in principle, provided that site-specific design, heritage and amenity impacts are satisfactorily addressed.
	Contribute to the better management of heritage assets?	
	Improve the quality of the historic environment?	
	Provide for increased access to and enjoyment of the historic environment?	
	Increase the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment?	
	Increase the economic benefit derived from the historic environment?	
	Promote heritage based sustainable tourism?	
		Policy CON 8 requires all new development to follow the Condover Parish Housing Design Guide, ensuring that proposals respond positively to local character, rural setting and Shropshire's traditional vernacular. The policy also sets detailed standards for accessibility, amenity space, parking, biodiversity-led landscaping, EV charging and home office space.

		Policy CON 11 supports development proposals that preserve local heritage or enhance public understanding and engagement with heritage assets, including the Condover Conservation Area, listed and historic buildings, archaeological sites, churches, graveyards, and war memorials.
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Table 18: Landscape

SEA objective(s)	Supporting assessment questions (Will the policy...?)	Appraisal against objectives
Conserve and enhance landscape character and local distinctiveness	Avoid harm to the special qualities of the Shropshire Hills AONB?	Policy CON 3 supports small-scale exceptions housing development adjacent to the development boundaries of Condover, Stapleton and Dorrington. Very limited exceptions housing is also considered at Ryton, while the remaining parts of the parish are open countryside.
	Maintain or improve landscape character, particularly ecological and cultural integrity?	
	Prevent adverse visual impacts?	
	Respect, maintain and strengthen local character and distinctiveness?	
	Promote high quality design?	
	Improve the satisfaction of people with their neighbourhoods as places to live?	

9. Conclusions at Regulation 14

- 9.1. The assessment has concluded that the current version of the CNDP is likely to lead to significant positive effects in relation to the following SEA themes:
 - *Population*
 - *Human health*
 - *Cultural heritage, including architectural and archaeological heritage*
- 9.2. The positive effects identified are primarily associated with the CNDP's emphasis on delivering housing that responds to local needs, particularly through measures that support accessibility and promote active travel.
- 9.3. The CNDP also has the potential to generate significant beneficial effects in relation to the *Historic Environment* SEA theme, as it supports development that contributes to the conservation, enhancement and long-term viability of heritage assets.
- 9.4. In terms of the *Soil* SEA theme, the allocation taken forward through the Neighbourhood Plan will lead to negative effects on soils resources. This is due to the required landtake on land potentially classified as the 'best and most versatile' agricultural land. This effect should, however, be considered in the wider context of the limited availability of previously developed land within Conover Parish, as noted under the *Material Assets* SEA theme, together with the Local Plan's identified housing requirement for the settlement.
- 9.5. Regarding the *Landscape* SEA theme, the allocation of the preferred sites has the potential to give rise to localised effects on landscape character. However, the CNDP places strong emphasis on the protection of important views, the conservation of townscape character, and the provision of green infrastructure. Collectively, these measures provide an appropriate framework for safeguarding and reinforcing local character while accommodating the level of development required by the Local Plan.
- 9.6. The CNDP will also initiate a range of beneficial approaches regarding the 'Biodiversity, flora and fauna', 'Climatic factors' and 'Water' themes. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan.

10. Next steps

- 10.1. This Environmental Report accompanies the Regulation 14 version of the CNDP for consultation.
- 10.2. Following consultation, any representations made will be considered by the Neighbourhood Plan Steering Group, and the Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Shropshire Council, for subsequent independent examination.
- 10.3. At independent examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Shropshire Local Plan.
- 10.4. If independent examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Shropshire Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, CNDP will become part of the development plan for Condover Parish.

DRAFT

Appendix A Context Review and Baseline

This section seeks to summarise the baseline data for the emerging Condover Neighbourhood Plan, grouped by SEA theme.

As a starting point Shropshire Council has taken the baseline data collected in 2017 for the (now withdrawn) Shropshire Local Plan SA scoping report. This information has then been updated to reflect the 2025 picture. This description baseline information allows the social, environmental and economic effects of the emerging Condover Neighbourhood Plan to be predicted and monitored. A description of the baseline situation also enables the identification of sustainability issues. These then set the context and define the scope for and of the SEA framework.

1. Biodiversity, flora and fauna

Indicator	Current position	Trend vs 2017 baseline	Sources
Internationally designated sites (SACs; Ramsar presence)	Six SACs overlap Shropshire (River Clun; The Stiperstones & The Hollies; Fenn's, Whixall, Bettisfield, Cadney & Wem Mosses; Brown Moss; River Dee & Bala Lake (partial); West Midlands Mosses). Midlands Meres & Mosses Ramsar phases present.	Stable (designations consistent; documentation clarified in LNRS).	LNRS Appendix 5 – Existing Nature Network (areas of particular importance for biodiversity).
National Nature Reserves (NNRs)	Four NNRs associated with the area: Stiperstones Landscape NNR (updated 2025), Fenn's/Whixall & Bettisfield Mosses NNR, Wem Moss NNR, and Wyre Forest NNR (partly within Shropshire LNRS area).	Improved network recognition (Stiperstones Landscape NNR added/updated in 2025).	Natural England – 'Shropshire's National Nature Reserves' (updated 14 Aug 2025).
Local Nature Reserves (LNRs)	33 LNRs currently designated in Shropshire.	Broadly stable/incremental growth since 2017.	LNRS Appendix 5 – Existing Nature Network (areas of particular importance for biodiversity).
Local Wildlife & Geological Sites (Local Sites)	692 Local Sites recorded across the	Broadly stable (numbers fluctuate	LNRS Appendix 5 – Existing Nature Network (areas of

	county (non-statutory).	with survey/review cycles).	particular importance for biodiversity).
SSSIs – condition (headline)	Natural England now uses Whole Feature Assessment. Government target: 75% favourable by 2042. As at Apr 2023 about 38% nationally were favourable; local condition is mixed, with priorities on rivers and peatlands.	Mixed relative to 2017; updated monitoring approach; restoration ongoing on key sites.	Natural England blog: Investing in SSSIs (24 Aug 2023) – Whole Feature Assessment; national favourable baseline. Environmental Targets (Biodiversity) (England) Regulations 2023 – 75% SSSI favourable by 2042; species targets.
WFD ecological status – rivers/canals	6.42% of rivers and canals in Shropshire & Telford & Wrekin at Good Ecological Status; remainder Moderate/Poor/Bad.	Similar or slightly declining vs 2017 baseline; reflects national picture.	LNRS Appendix 3 – Habitat condition data (WFD status for rivers/canals).
Policy & delivery context – BNG/LNRS/EIP	10% BNG mandatory (majors from 12 Feb 2024; small sites from 2 Apr 2024). LNRS preparation active (Shropshire & T&W). EIP 2023 sets targets incl. 75% SSSI favourable by 2042 and species abundance recovery.	Much stronger delivery framework than 2017 (statutory BNG; LNRS; EIP targets).	DLUHC/Defra – Biodiversity Net Gain planning guidance (updated 1 May 2024). Defra blog (2 Apr 2024): BNG now applies to small developments. Environmental Improvement Plan 2023 (Defra).

1.1. European and National Designations

Whilst there are no Special Areas of Conservation (SACs) within the neighbourhood area, there is one within a 15km buffer of the neighbourhood area.

SACs are designated under the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales. **The Stiperstones and The Hollies SAC**⁶ located approximately 8.07km to the south west of the neighbourhood area.

The general site character is as follows:

- Bogs, Marshes, Water fringed vegetation, Fens (1%)
- Heath, Scrub, Maquis and Garrigue, Phygrana (75%)

⁶ [Joint Nature Conservation Committee \(JNCC\): The Stiperstones and The Hollies SAC](#)

- Dry grassland, Steppes (10%)
- Broad-leaved deciduous woodland (10%)
- Inland rocks, Scree, Sands, Permanent Snow and ice (4%)

This site in central Britain is an example of European dry heaths (Annex I habitat 4030) that contains features transitional between lowland heathland and upland heather moorland. The most extensive vegetation type present is H12 *Calluna vulgaris* – *Vaccinium myrtillus* dry heath, which is characteristic of the uplands. South-facing slopes support stands of H8 *Calluna vulgaris* – *Ulex gallii* heath, a predominantly lowland vegetation community of south-west Britain. The heathland of the Stiperstones is in excellent condition because it is managed by a programme of rotational, controlled winter burning and cutting.

Midland Meres and Mosses (Phase 1⁷) and Midland Meres and Mosses (Phase 2⁸) are two **Ramsar** networks of wetlands in the English Midlands (Cheshire, Shropshire, Staffordshire) designated for international conservation under the Ramsar Convention, featuring glacially formed lakes (meres) and peat bogs (mosses) that support unique habitats like reedbeds, fens, and raised bogs with rare flora and fauna, acting as a **National Nature Reserve (NNR) and SSSI (Site of Special Scientific Interest)** across multiple phases of designation. The 16 component sites include nutrient-rich water bodies, associated fringing habitats of reed swamps, fen, carr and damp pasture, and floating quaking bog (schwingmoor). The wide range of resulting habitats supports numerous rare species of plants and invertebrates. Human activities include recreation, fishing, livestock grazing, and haymaking.

While there are no RAMSAR/SSSI sites within the neighbourhood area, **Bomere and Shomere and Betton Pools SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network)** lie directly over the border to Bayston Hill Parish to the north east of Condover Parish.

Within a 15km buffer of the neighbourhood area are:

Berrington Pool SSSI (also part of the Midland Meres and Mosses ((Phase 1)) Ramsar network) – approximately 0.65km from the neighbourhood area (Berrington Parish).

Hencott Pool SSSI (also part of the Midland Meres and Mosses ((Phase 2)) Ramsar network) – approximately 8.23km from the neighbourhood area (Bomere Heath and District Parish).

1.2. Locally Important Sites

Local Wildlife Sites

Coalpits/Moat Stapleton

Upper Shadymoor

Cound Brook

⁷ [Ramsar Sites Information Service: Midland Meres and Mosses \(Phase 1\)](#)

⁸ [Ramsar Sites Information Service: Midland Meres and Mosses \(Phase 2\)](#)

Condover Woodland Park

Ancient & Semi-Natural Woodland

Big Shadymoor Coppice

2. Population

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Total population (mid-year estimate)	ONS mid-2023 estimate: 329,260 (Shropshire UA). Early ONS/derived mid-2024 estimates indicate 332,455. Rural county with ~1 person per hectare.	↑ since 2017 (and 2021 Census). Growth driven primarily by migration (see below).	Shropshire Council – Mid-year estimates ; ONS bulletin – Population estimates mid-2023 ; ONS small-area release – mid-2023/2024 ; CityPopulation – Shropshire (ONS source)
Population density & area	Census 2021 density ~101/km ² (1.01/ha). Shropshire total area ~319,736 ha; sparsely populated compared to England average ~434/km ² .	Density broadly stable; remains one of England’s more rural authorities.	Shropshire Council – Census 2021 profile ; Shropshire Council – Mid-year estimates (area)
Age structure / median age	Median age 48 (2021). Age 65+ 25.3% (2021), with 85+ rising from 8,400 (2011) to 10,800 (2021). Projections suggest average age reaching ~50 by 2032.	Older age profile increasing since 2011/2017; sustained ageing projected.	Shropshire Council – Census 2021 profile ; Shropshire Council – Future projections
Components of change	Population growth entirely fed by net in-migration (internal & international); natural change negative (births < deaths). Five-year average net gain ~3,588/year (2018–2022).	Net migration remains the principal driver of growth; natural change continues to offset growth.	ONS – 2022-based subnational projections (method/overview) ; Shropshire Council – Future projections (headlines) ; Shropshire Council –

			Migration flows (Autumn 2024)
Households	Households 139,600 (2021), up from 129,700 in 2011 (+7.6%).	↑ since 2011; household growth aligned to population change and ageing (smaller household size).	Shropshire Council – Census 2021 profile
Census change 2011–2021	Population increased ~5.7% to 323,600 (Census 2021); lower than England +6.6%.	Steady growth over the decade; continued post-2021 via migration.	ONS – Census 2021 population change (LA visualisation) ; ONS – How life has changed (Census 2021)
Deprivation context (IMD 2019)	Shropshire’s average IMD score increased 2015→2019 (from 16.7 to 17.2), indicating slight relative deterioration; remains less deprived than many authorities.	Small relative shift since 2015; mixed picture across domains and places.	Shropshire Council – IMD 2019 snapshot ; IMD 2019 data tool (MHCLG)
Population projections (2022-based)	Projected growth +8% by 2032, +18% by 2047 (to ~386,600). Older (65+) projected +51% (to ~127,600 by 2047).	Stronger projected growth than region/national; ageing intensifies; migration-led.	Shropshire Council – Future projections (June 2025) ; ONS – Subnational projections 2022-based

Notes: Figures reflect latest ONS and Shropshire Council publications available to January 2026; mid-2024 subnational estimates were published in November 2025 (LA/ward granularity).

3. Human health

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Life expectancy at birth (male/female) and inequality	LE recovering after pandemic dip; national 3-year series (2021–23) shows male ~79.1, female ~83.1 years. Shropshire remains an older population with LE	After declines in 2020–22, LE stabilising; inequalities remain wider than 2017 baseline in some communities.	ONS – Life expectancy local areas (release, 2025) OHID – LA Health Profiles data (LE, causes)

	close to national averages; place-based inequalities persist (JSNA/DPH).		Shropshire DPH Annual Report 2024/25
Premature mortality (under 75): all causes; cardiovascular; cancer	PHOF 2025 commentary reports cancer premature mortality continues gradual decline, while CVD premature mortality remains higher than pre-pandemic (2017–19). England saw early CVD deaths peak in 2022 (highest in ~14 years).	Compared with 2017, under-75 mortality for cancer ↓; CVD ↑ vs pre-pandemic; all-cause preventable mortality fell between 2021–23 and 2022–24 but remains above 2017–19.	OHID – PHOF commentary Nov 2025 BHF press analysis (Jan 2024)
Adult obesity and healthy weight	OHID update (May 2025) reports adult overweight/obesity in England ~64.5%; local adult obesity (Active Lives) estimates for Shropshire in 2023/24 ~28.6%. Shropshire’s Healthier Weight Strategy (2023–2028) in place.	Adult excess weight remains above 2017 baseline; local system focus on prevention and weight management.	OHID – Obesity profile commentary May 2025 ONS Local indicators – adult obesity (OHID data) Shropshire Healthier Weight Strategy 2023–2028
Physical activity (adults)	Active Lives Adult 2023/24 shows around two-thirds of adults nationally meet recommended activity; inactivity ~22–23%. Local programmes (e.g., Beat the Street; HWB actions) target barriers in rural communities.	Activity levels broadly stable vs 2017; targeted work continues to reduce inactivity and widen participation.	Sport England – Active Lives Adult Nov 2023–24 Shropshire HWBB – Physical Activity report (Sep 2023)
Smoking prevalence (adults) & health behaviours	PHOF profiles provide the latest local prevalence; national	Mixed vs 2017: smoking generally declining long-term;	OHID – PHOF May 2025 update

	OHID statistics consolidate trends for smoking, alcohol, drug misuse. Local prevention remains a priority across ICS/DPH programmes.	alcohol/drug-related harms vary post-pandemic.	NHS Digital – Statistics on Public Health, England 2023
Mental health: common conditions and service access	House of Commons Library summarises prevalence and service use trends; NHS QOF 2023/24 provides GP-recorded prevalence across conditions (hypertension, obesity noted; depression prevalence reporting paused).	Ongoing pressures on access; ICS focus on talking therapies and early intervention pathways.	NHS Digital – QOF 2023/24 House of Commons Library – Mental health statistics (Mar 2024)
Suicide and self-harm (public health surveillance)	LA Health Profiles and PHOF provide local suicide rates and emergency admissions due to self-harm; near-real-time suspected suicide surveillance in England complements local prevention strategies.	Rates fluctuate; multi-agency prevention remains priority; monitoring enhanced since 2017.	OHID – LA Health Profiles OHID – Statistics hub (suicide surveillance tools)
Health protection & vaccination (children)	PHOF May 2025 includes updated childhood vaccination coverage indicators (e.g., HPV). Local OHID/UKHSA data tools track immunisation and health protection trends.	Coverage variable post-pandemic; improvement programmes ongoing via ICS and LA public health.	OHID – PHOF May 2025 update (HPV added) FutureNHS – Health Protection data tools

System leadership: ICS Integrated Care Strategy	STW Integrated Care Strategy (2024) aims to tackle inequalities, enhance prevention, and join-up care; Joint Forward Plan sets operational delivery 2024–29.	Prevention/“Left Shift” strengthened vs 2017; digital inclusion, access and workforce priorities accelerated.	STW Integrated Care Strategy (2024) STW Joint Forward Plan 2024–29
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4. Soil

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Agricultural Land Classification (ALC) & Best and Most Versatile (BMV) land	ALC remains the approved grading (Grades 1–5; 3 subdivided to 3a/3b). BMV = Grades 1, 2, 3a. Defra/NE reaffirm protection of BMV in planning; Natural England is statutory consultee for >20ha losses. 2025 guidance update confirms continued use of MAFF (1988) criteria; strategic West Midlands maps available. Local site ALC surveys continue to refine provisional mapping.	Policy protection strengthened/clarified since 2017 (NPPF 2024; PPG 2019 retained). Increased use of site-specific ALC for greenfield proposals; mapping/peel-back of Grade 3 into 3a/3b where surveyed.	Natural England – ALC Guidelines (JP069, 2025) Defra/NE – Guide to assessing development on agricultural land PPG – Natural environment (agricultural land/soils) Natural England – Regional ALC maps (West Midlands)
Soil health indicator & monitoring (Outcome Indicator E7 / NCEA)	National soil health indicator (E7) under development: JNCC methods (Report 763) with NCEA England Ecosystem Survey	Since 2017, policy emphasis on soil health has increased (EIP 2023 target: ≥40% ag soils in sustainable management by 2028;	Defra OIF – E7 Healthy soils (progress) EFRA Committee – Government response on Soil Health (Mar 2024)

	baseline; reporting expected after Dec 2025 with full baseline targeted 2028/29.	≥60% by 2030). Monitoring infrastructure now in place.	JNCC – Towards Indicators of Soil Health (2023)
Farmland soil management – Sustainable Farming Incentive (SFI)	SFI 2024 expanded actions include soil assessments, organic matter testing, herbal leys, multi-species cover crops, and no-till actions; controlled rollout through 2024/25 with updated guidance and voluntary advice.	Post-2017 shift from cross-compliance to ELM/SFI; stronger incentives for regenerative practices likely to improve soil structure/carbon on participating holdings.	SFI 2024 actions (print version) Defra Farming blog – summary of SFI updates (Aug 2024) SFI scheme information page
Groundwater/soil protection & infiltration (development practice)	EA approach to groundwater protection (2018; updated guidance 2025) sets permitting and risk principles for activities affecting soil/groundwater; planners/developers must prevent pollution and consider aquifer vulnerability.	Clearer regulatory guidance vs 2017; more emphasis on diffuse pollution prevention and SuDS/soil infiltration risk screening in planning.	EA – Approach to groundwater protection (2018) EA/DEFRA – Protect groundwater guidance (2025 update) BGS – Groundwater vulnerability mapping (EA/NRW/BGS)
Soil handling in construction & contaminated land	Defra Code of Practice for sustainable use of soils in construction referenced in PPG; Shropshire Council maintains contaminated land regime and registers; greater use of planning process and remediation frameworks to manage legacy sites.	Increased focus on soil reuse and protection in development since 2017; local strategies refreshed; planning conditions commonly require soil management plans.	PPG – Natural environment (soil safeguarding)¹ Defra – Safeguarding our Soils Strategy (2009) Shropshire Council – Contaminated land

Local Nature Recovery Strategy (LNRS) – soil & habitat priorities	Draft LNRS (consulted Aug–Oct 2025) frames county priorities and mapping for nature recovery, including peat, soils, natural flood management and habitat connectivity; final strategy expected early 2026.	New statutory mechanism (Environment Act 2021) reinforcing soil/peat conservation and restoration compared with 2017 baseline.	Shropshire & T&W LNRS hub LNRS overview (Feb 2025 presentation)
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5. Water

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Ecological status of surface water bodies (WFD)	Only ~6.4% of river and canal waterbodies in Shropshire & Telford & Wrekin meet Good ecological status (WFD).	Remains low and stagnant since 2017 baseline (~7%).	LNRS Appendix 3 habitat condition data
State of Water Environment – England	14% rivers, 16% overall surface waters at Good ecological status; hazardous substances failing (0%).	National trends show minimal improvement since 2017.	State of the water environment indicator B3 evidence B3 evidence pack May 2025
Groundwater levels & drought management	Summer 2025: groundwater levels fell to below-normal; Shropshire Groundwater Scheme activated July–August.	Groundwater resilience under pressure from hotter, drier summers.	EA Midlands drought report 2025
Bathing water quality – wild swimming	Daily E. coli monitoring at Shrewsbury and Ludlow pilot sites; public app launched for real-time data.	Improved spatial and temporal coverage compared to weekly sampling in 2017.	Shropshire Council news WaterMag report

Drinking water quality – public supply	DWI Annual Report (2023) confirms compliance >99.9% for regulated parameters in England (incl. Shropshire).	Consistently high since 2017.	DWI Annual Report 2023
Sewage and pollution incidents	Shropshire Council working with Severn Trent Water to reduce storm discharge events; infrastructure investment ongoing.	In 2023, increases in pollution complaint reports; response protocols strengthened.	Severn Trent blog post
Flood risk planning & policy	Updated SFRA for Shropshire (2023); Level 2 SFRA for Shrewsbury town centre; SWMP & water-cycle studies adopted.	Improved detail and mapping since 2017 guiding site allocations.	Shropshire Council flood policy
Flood risk services & strategy	Countywide Local Flood Risk Management Strategy & Preliminary Flood Risk Assessments regularly updated; Section 19 investigations ongoing.	Enhanced local flood governance capacity since 2017.	Shropshire Council flood policy

6. Air

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Annual mean NO ₂ at roadside and urban background	ASR 2025: Shrewsbury AQMA ~38 µg/m ³ ; Bridgnorth AQMA ~37 µg/m ³ (objective = 40 µg/m ³).	Decline slowed since 2022; concentrations stabilising after earlier reductions.	Shropshire Council ASR 2025 ASR 2023 trend analysis

Number of Air Quality Management Areas (AQMAs)	Two AQMAs remain: Shrewsbury No.3 and Bridgnorth Pound Street.	No change since 2017; AQMA boundaries updated in 2024 AQAP.	Shropshire Council AQ reports Shrewsbury AQAP 2024
PM _{2.5} concentration – annual mean	Defra UK Air Pollution 2024 report: Shropshire ~9 µg/m ³ (below UK target, above WHO guideline of 5 µg/m ³).	Significant reduction since 2017 (~12 µg/m ³); recent plateau mirrors national trend.	Defra Air Pollution in the UK 2024 Air quality statistics summary
Compliance with Air Quality Standards Regulations 2010	No new exceedance zones designated; Shropshire complies with current UK objectives.	Compliance sustained since 2017 after AQMA revocations.	Shropshire AQ reports
Public information and reporting	ASR 2025 published June 2025; Met Office Air Quality Data Portal integrated for real-time public access.	Public engagement improved since 2017 with live AQ index and app.	ASR 2025 Met Office AQ Data Portal
Health risk and inequalities	ASR reiterates air pollution's link to cardiovascular and respiratory health; Clean Air South report highlights inequality impacts.	Health narrative strengthened since 2023; inequalities remain.	ASR 2023 health section Clean Air South report Jan 2025

7. Climatic factors

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Local greenhouse gas emissions (territorial, LA area)	DESNZ local authority inventory (2005–2023) shows continued decline to 2023; transport is largest	Emissions down vs 2017 and 2005; 2023 saw broad decreases across most LAs	DESNZ statistical release – UK local & regional GHG 2005–2023

	sector share (~32%) with domestic ~22%, industry ~15%, agriculture ~14%.	aligned with national fall.	Local authority dataset (CSV preview)
Shropshire Council corporate emissions (scope 1–3 subset)	Net corporate emissions fell to <40,000 tCO ₂ e in FY2025 (35% reduction since 2019); report indicates net zero more likely by 2040 without accelerated cuts.	Downward since 2019; more rapid cuts required to meet 2030 target.	Shropshire Council Climate Strategy – Carbon Monitoring Report FY2025 News summary of 2025 monitoring findings
Observed climate – temperature & rainfall (UK, West Midlands context)	UK warming ~0.25°C/decade since 1980s; 2024 was 4th warmest on record; winters getting wetter with 2023/24 among wettest winter half-years. Extremes increasingly frequent.	Warmer, wetter pattern strengthened since 2017; heat and heavy-rain extremes more common.	Met Office – State of the UK Climate 2024 (overview) RMetS summary – State of UK Climate 2024
Future climate projections (UKCP18/25 updates)	UKCP18 probabilistic projections (updated 2025) indicate continued warming across England; summer maxima and winter rainfall increases likely, with greater heavy-rain intensity; regional dashboards available.	Projected changes consistent with or exceeding 2017 expectations; updates refine precipitation extremes and include warming-level information.	Met Office – UK Climate Projections (UKCP18) UKCP18 probabilistic projections by region/country (CEDA record, updated Feb 2025)
Flood and erosion risk under climate change	EA NaFRA 2024 shows ~6.3m properties in England at flood risk now, rising to ~8m by mid-century with climate change; new datasets published and planning maps updated in 2025.	National risk picture increases vs 2017 when accounting for climate change; methodology and datasets improved.	EA – National assessment of flood & coastal erosion risk 2024 Defra Data Services – key changes & datasets (NaFRA/NCERM)

Drought and water resource stress (River Severn system)	EA declared drought status for West & East Midlands July 2025; Shropshire Groundwater Scheme activated in Aug 2025 to support Severn flows.	Increasing frequency of dry-weather pressure episodes vs 2017; reliance on regulation schemes during hot, dry summers.	EA blog – Managing the impacts of drought in the Midlands (Sep 2025) EA press – West & East Midlands move into drought (15 Jul 2025)
Renewable electricity – local authority statistics	DESNZ regional/local authority renewables tables provide 2014–2024 generation and capacity by technology for Shropshire; UK 2024 renewables generation up 5.1% with capacity up 7.3%.	Growth in renewable capacity and output since 2017; supports decarbonisation trajectory.	Regional renewable statistics (incl. LA spreadsheet) Energy Trends special feature – Regional renewable electricity in 2024
Adaptation readiness & governance (national context for LAs)	CCC 2025 progress report finds UK adaptation preparations “inadequate”; calls for clearer targets, integration and delivery; Govt response issued Oct 2025.	Limited improvement vs 2017; emphasis shifting from plans to delivery with stronger monitoring needed.	CCC – Progress in adapting to climate change (2025 report) Defra – Government response to CCC 2025 adaptation report

8. Material assets

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Household waste recycling rate	Provisional 2023/24 data shows Shropshire’s household waste recycling/composting rate around **54%**	Up from c.51% in 2016/17; steady improvement supported by prevention and reuse initiatives.	Defra – LA collected waste management provisional 2023/24 Shropshire Waste Prevention Strategy 2024–2030 (draft)

	(England-wide provisional published by Defra).		
Local Aggregate Assessment (construction minerals)	Local Aggregates Assessment (Jan 2024) indicates permitted reserves adequate (indicative life ~18 years) and sales meeting demand; no significant shortfalls identified.	Broadly stable since 2017 baseline; continued monitoring of sand & gravel and crushed rock resources.	Shropshire Local Aggregates Assessment (Jan 2024)
Housing land supply & completions	Five-year housing land supply statement (Mar 2024) indicates **3.81 years** supply against requirement; annual need ~1,994 dwellings/annum (monitoring evidence).	Below the 5-year requirement; lower than 2017 position (then 5+ years).	Shropshire 5-year housing land supply statement (Mar 2024)
Infrastructure funding (CIL & S106) for delivery	Infrastructure Funding Statement (2025) summarises CIL receipts at ~£6.5m and Section 106 contributions allocated to transport, schools, flood mitigation and community assets.	Consistent investment since 2017; programme supports place-based infrastructure priorities.	Annual Infrastructure Funding Statement 2025 Strategic Infrastructure & Investment Plan (2024 update)
Digital connectivity (broadband & gigabit)	Connecting Shropshire reports >98% superfast coverage (30 Mbps+); gigabit availability expanding (~70% in North Shropshire; countywide rollout ongoing).	Marked improvement vs ~85% superfast in 2017; gigabit rollout accelerated since 2022.	Connecting Shropshire programme Parliamentary written answer on gigabit coverage (Jul 2024)

Renewable electricity – local authority statistics	DESNZ regional/local tables (2014–2024) show increasing renewable capacity and generation; UK 2024 renewable generation +5.1% YoY; capacity +7.3%.	Growth in capacity/output since 2017 supports decarbonisation of local energy mix.	Regional renewable statistics (incl. local authority spreadsheet) Energy Trends feature – Regional renewable electricity in 2024
Water resources planning (resilience of material asset – water supply)	EA review of regional & water company plans (2023) confirms actions to ensure resilient supplies to 2050; updated Water Resources Planning Guidance (v12).	Strengthened planning framework vs 2017 with regional coordination and demand/supply measures.	EA review of draft regional & WRMPs (Jun 2023)

9. Cultural heritage, including architectural and archaeological heritage

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Listed buildings (all grades)	Shropshire has approximately 6,892 listed buildings across Grades I, II*, and II.	Stable since 2017; minor additions and delistings but overall total consistent.	Shropshire Council – Listed buildings
Scheduled monuments	There are **499 scheduled monuments** in Shropshire, including prehistoric sites, castles, abbeys and industrial heritage.	No significant change since 2017 baseline.	Historic England – National Heritage List for England
Conservation areas	128 conservation areas designated for special architectural or historic interest.	Steady since 2017; occasional boundary reviews.	Shropshire Council – Conservation areas

Heritage at Risk – national register	Historic England Heritage at Risk Register 2024 lists **98 entries** for Shropshire; includes churches and historic buildings.	Slight increase since 2017; four additional churches added in 2025.	Historic England – Heritage at Risk Register 2024
Local Buildings at Risk register	Shropshire Council maintains a Buildings at Risk database to guide grant aid and enforcement.	Continued proactive use since 2017; updated survey protocols.	Shropshire Council – Historic buildings at risk
Historic Environment Record (HER)	HER updated per national standards; revised user policy March 2025; improved digital access.	Enhanced digitisation and record maintenance since 2017 baseline.	Shropshire HER user policy 2025–26
Cultural strategy and tourism initiatives	“This is Shropshire” cultural commissions (2025) and Vibrant Shropshire Cultural Strategy (2021–31) active; Destination Management Plan 2023–25 supports heritage-led tourism.	Greater integration of heritage with tourism and community engagement since 2017.	Soulton Hall blog – This is Shropshire initiative Shropshire Destination Management Plan 2023–25

10. Landscape

Indicator	Current position (2025)	Trend vs 2017 baseline	Sources
Designation and extent of protected landscape	Shropshire Hills AONB renamed National Landscape (Nov 2023); covers ~23% of Shropshire (~802 km ²).	Designation unchanged since 2017; branding and strategic emphasis updated.	Shropshire Council Newsroom – AONB renamed National Landscape

National Landscape Management Plan	Draft Management Plan 2025–2030 under consultation (May–Jul 2025); vision: “Thriving in Balance with Nature” with six priority themes.	More integrated approach vs 2017; stronger focus on climate, nature recovery and community.	Shropshire Hills NL – Management Plan review
Landscape character and sensitivity assessment	County-wide Landscape & Visual Sensitivity Study informs Local Plan; methodology referenced in Natural England guidance.	First full sensitivity study completed post-2017; now embedded in spatial planning.	ESP – Landscape and Visual Sensitivity Assessment
Landscape change monitoring (NCA 65 Shropshire Hills)	Natural England Outcome Indicator G1a tracks changes in landscape character; pressures include agricultural change and climate impacts.	Monitoring framework strengthened since 2017; supports adaptive management.	National Character Areas – Landscape Change Evidence Hub
Community engagement and funding	Defra Farming in Protected Landscapes grants active; >200 projects funded since 2021; Young Rangers and public walks highlight cultural connections.	Significant increase in participatory projects and funding since 2017 baseline.	Shropshire Hills NL Team – 2025 highlights

11. Future baseline

For the purposes of SEA, it is important to consider the future baseline, the anticipated continuation or evolution of current conditions based on existing knowledge. This projection is inherently uncertain and relies on predictions.

Looking ahead, development such as housing, employment, and infrastructure will continue even without a neighbourhood plan, either through allocations in the Local Development Plan or speculative applications under the planning system. Under a ‘business as usual’ scenario, growth in line with Local Development Plan policies and the NPPF would represent a natural progression of the current baseline.

Accepting this approach also implies that overall carbon emissions are likely to rise unless wider strategic or global interventions occur. Consequently, emphasis is placed on reducing per capita emissions, where planning can influence behaviours and encourage lifestyle changes that deliver measurable local benefits.

It is assumed that new development would incorporate appropriate mitigation measures consistent with Local Development Plan and national policy, such as sustainable drainage systems (SuDS), energy efficiency standards, biodiversity net gain and sequential/exception testing.

Furthermore, designated assets can reasonably be expected to retain their current levels of protection through the planning system, with greater weight given to internationally and nationally significant features. These assumptions will underpin the assessment process, while acknowledging uncertainty and continuing to apply the precautionary principle where necessary.

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Appendix B Site Assessments

Shrewsbury Place Plan Area Stage 2a Sustainability Appraisal: Site Assessments Published: December 2020 (next page)

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			DGN017	DGN018	DGN019	DGN020	DGN021
1	Site wholly or partly within one or more of the following (record all that apply):						
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	Ramsar Site		0	0	0	0	0
	National Nature Reserve		0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0
	Ancient Woodland		0	0	0	0	0
	Wildlife Site		0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):						
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):						
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0
	Amenity green space		0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0
	0		0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):						
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+
	GP surgery		-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-
	Leisure centre		-	-	-	-	-
	Children's playground		+	+	+	+	+
	Outdoor sports facility		+	+	+	+	+
	Amenity green space		-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	-
13	Site wholly/partly within/contains any of the following (record all that apply):						
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0
	a Conservation Area		0	0	0	0	0
	a Listed Building		0	0	0	0	0
	0		0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):						
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0
	300m of a Listed Building		-	-	-	-	-
	-		-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)					
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)					
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)					
	Please note: where a site falls into more than one category, highest sensitivity category is recorded						
Overall Score			-3	-4	-4	-4	-5
Range is -1 to -13 Good is -1 to -5 Fair is -6 to -9 Poor is -10 to -13			Good	Good	Good	Good	Good
Overall Sustainability Conclusion			Good	Good	Good	Good	Good

Shrewsbury Place Plan Area Stage 2b Sustainability Appraisal: Site Assessments Published: December 2020

Available at <https://next.shropshire.gov.uk/planning-policy/archive-including-information-on-the-withdrawn-local-plan/examination-library/evidence-base-for-withdrawn-local-plan/sustainability-and-site-assessment-documents/> pg 395-411

Site Reference:	DGN001x	DGN002	DGN003	DGN004	DGN006X	DGN007	DGN008X	DGN013X
Site Address:	Land at Lower Fold	Land adj. Station Road, Dorrington	Land adj. The Maitlands, Dorrington	Land North of Dorrington	Hall on Forge Way	Playground, The Maitlands, Dorrington	24 The Bank	R. O. Post, Church Road, Dorrington
Settlement:	Dorrington	Dorrington	Dorrington	Dorrington	Dorrington	Dorrington	Dorrington	Dorrington
Site Size (Ha):	0.15	3.65	1.51	1.14	0.16	2.27	0.02	0.08
Indicative Capacity (Dwellings):	<5	110	45	34	<5	68	<5	<5
Type of Site:	Greenfield	Greenfield	Greenfield	Greenfield	Mixed	Greenfield	Greenfield	Brownfield
If mixed, percentage brownfield:	N/A	N/A	N/A	N/A	Appox. 50%	N/A	N/A	100%
General Description:	Greenfield site containing woodland/scrubland.	Site is located to the E of Dorrington, outside of the development boundary and across from the bridge from Dorrington along Station Road. The site is fairly large given the current built form of Dorrington, and is used for agricultural purposes. Much of the site (around two-thirds) lies within flood zone 2/3 to the site's east and south boundaries. The railway line runs along the site's western boundary (however this is on a lower part of land).	Site is located to the W of Dorrington, outside of the development boundary. Access to the site can be found at its eastern border, from The Maitlands. Currently for agricultural use, the site runs adjacent to part of Dorrington's built form to its NE.	Site is located to the NW of Dorrington, outside of the development boundary. Site is currently agricultural use, and lies immediately N of the existing residential curtilage of the village. Whilst the site is not currently accessible, there are schemes in the adjacent site (to the E) which includes an access road which runs to this site. There are no other ways to access this site and so its suitability is dependent on the adjacent development.	Site containing part of an agricultural field and an existing hall.	Site is located in the centre of Dorrington, within the development boundary. Within the site lies Dorrington Surgery and Dorrington Business Network to the W, near the site's main access off The Maitlands. Beside this lies a car park, and much of the centre of E of the site comprises of Outdoor Recreation (a sports pitch and a bowling green), with an open field just S of this (and N of the primary school). An additional, minor access can be found off Church Road to the S, via a narrow single carriage strip adjacent to the primary school. The site is currently under ownership of Shropshire Council. A children's play area also sits in the centre of the site beside the sports pitch.	Grassed area within the built form of Dorrington.	Brownfield site.
Surrounding Character:	Residential and agricultural.	A light industrial site lies to the N of the site, across from Station Road. The E and S of the site comprises of further agricultural land, with the built form of Dorrington lying to the W beyond the railway lines.	The site is surrounded by further agricultural land to its N, S and W. To the east lies the existing built form of Dorrington, which mostly comprises of houses, as well as a surgery and a football pitch.	Site is mostly surrounded by agricultural land, except to the S and SE where residential dwellings reside.	Residential, commercial and agricultural.	Site is largely surrounded by the existing built form of Dorrington, which is mostly residential dwellings. In addition, St Edward's C of E Primary School lies to the S of the site as well as St Edward's Church. Agricultural land lies to the W of the site beyond The Maitlands.	Residential.	Agricultural.
Suitability Information: (from SLAA)	Not Suitable	Not Currently Suitable but Future Potential	Not Currently Suitable but Future Potential	Not Currently Suitable but Future Potential	Not Suitable	Not Suitable	Not Suitable	Not Suitable

Shrewsbury Place Plan Area Stage 3 Sustainability Appraisal: Site Assessments Published: December 2020

Available at: <https://next.shropshire.gov.uk/planning-policy/archive-including-information-on-the-withdrawn-local-plan/examination-library/evidence-base-for-withdrawn-local-plan/sustainability-and-site-assessment-documents/>

Site Reference:	DGN002	DGN015	DGN016	DGN017	DGN018	DGN019	DGN020	DGN021
Coal Authority Reference Area?	No	No	No	No	No	No	No	No
Mineral Safeguarding Area?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Percentage of site in Flood Zone 3:	41%	8%	0%	11%	0%	0%	0%	0%
Percentage of site in Flood Zone 2:	59%	14%	0%	17%	0%	0%	0%	0%
Percentage of site in Flood Zone 1:	41%	86%	100%	83%	100%	100%	100%	100%
Percentage of the site in the 30 year surface flood risk zone:	8%	5%	0%	8%	0%	3%	6%	0%
Percentage of the site in the 100 year surface flood risk zone:	21%	6%	0%	10%	0%	11%	12%	0%
Percentage of the site in the 1,000 year surface flood risk zone:	41%	8%	0%	18%	0%	30%	23%	0%
Percentage of the site identified on the EA Historic Flood Map:	0%	0%	0%	0%	0%	0%	0%	0%
Percentage of the site within 20m of an historic flood event:	0%	0%	0%	0%	0%	0%	0%	0%
Percentage of the site within 20m of a detailed river network:	15%	11%	0%	29%	0%	0%	0%	0%
All or part of the site within a Source Protection Zone:	No	No	No	No	No	No	No	No
Landscape Considerations: (from the LVSS)	Medium-Low	Medium-Low	Medium	Medium-Low	Medium and Medium-Low	Medium	Medium	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low	Medium-Low	Medium	Medium-Low	Medium and Medium-Low	Medium	Medium	Medium-Low
Highway Comments - Direct Access to Highway Network?	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road	Bank Drive leading to The Bank	The site does not appear to have direct access to the highway	Via Falkland Road to the A49. Not directly onto A49	Via Limes Paddock to A49	Assumed through preceding phases of development off Forge Way.	Assumed through preceding phases of development off Forge Way.	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Yes	Yes		Yes	Yes	Yes	Yes	Yes
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes footway will be provided along site frontage. Potentially 109 homes.							Assumes footway will be provided along site frontage. Potentially 128 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	No	No		Yes	Yes	No	No	No
Highway Comments - Are Envisaged Off-Site Works Achievable?	No. The site cannot secure pedestrian improvements / footway along the section of Station Road leading into Dorrington.	Yes. Subject to a review of the operation of The Bank junction onto the A49. A footpath link exists from Bank Drive to the A49 avoiding The Bank. Potentially 60 homes		Subject to a review of the extent of the existing speed limit on the A49 south of Dorrington and the funding of appropriate amendments. The site is approximately 500m from the village centre but the footway on the east side of the A49 is	Continuous footway into village and less than 500m from facilities and services	Yes. Subject to a review of the operation of the Forge Way junction onto the A49.	Yes. Subject to a review of the operation of the Forge Way junction onto the A49.	Yes. Subject to a review of the pedestrian route into the village along Station Road and the provision of suitable improvements.

				very narrow in places. Potentially 44 homes.				
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.	HRA will be required for recreational impacts in combination on The Stiperstones & The Hollies SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.
Ecology Comments Other Constraints:	The eastern and southern boundaries form Env. Network corridors and the western boundary is adjacent to an Env. Network corridor. There are TPOs in the north-eastern hedgerow. Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 500m), otters, water voles, badgers, reptiles and nesting birds. The hedgerows and watercourse will need to be buffered.	The eastern boundary forms an Env. Network corridor. A watercourse runs through the southeastern section. Botanical survey may be required. Requires Ecla and surveys for bats (building and trees), GCNs (ponds within 500m), otters, water voles, badgers, reptiles and nesting birds. The hedgerows and watercourse will need to be buffered. A PROW runs through the site.	Botanical survey may be required. Requires Ecla and surveys for GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.	Otter records nearby. The southern and eastern boundaries form Env. Network corridors. Botanical survey may be required. Requires Ecla and surveys for bats (building and trees), GCNs (ponds within 500m), otters, water voles, badgers, reptiles and nesting birds. The hedgerows and adjacent watercourse will need to be buffered. A PROW runs through the site.	Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.	A PROW runs through the site. There are TPOs on the site. Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.	A PROW crosses the site. There are TPOs on the site. Requires Ecla and surveys for bats (in trees), grassland/botanical, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.	The eastern boundary forms an Env. Network corridor. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:								
Heritage Comments Significant Constraints:				N/A	N/A			
Heritage Comments Other Constraints:	No known archaeological but medium size of site suggests it may have some archaeological potential. Site detached from existing built edge of settlement, so may	No known archaeological interest but location immediately adjacent to the historic core of the village and medium size of site suggests it may have some	Possible impact on setting of Grade II listed Old Vicarage (NHLE ref. 1175933).	N/A	N/A	Possible impact on settings of Grade II listed Three Horseshoes Inn (NHLE ref. 1175949), The Old Post Office (NHLE ref. 1055669), and	Probable impact on settings of Grade II listed Dorrington House (NHLE ref. 1055670), The Old Post Office (NHLE ref. 1055669) & The Horseshoes Inn (NHLE ref. 1175949).	No known archaeological but medium size of site suggests it may have some archaeological potential.

	affect rural historic character	archaeological potential.				Dorrington House (NHLE ref. 1055670).	Poor relationship with existing built form of settlement.	
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + ?field evaluation).	Heritage Assessment required with application (archaeological DBA + ?field evaluation).	Heritage Assessment required with application (impact on setting of LB).			Heritage Assessment required with application (impact on settings of LB).	Heritage Assessment (impact on settings of LBs)	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:						High quality of design may be necessary to address any residual effects on settings of LBs		
Tree Comments Significant Constraints:							There are 8 mature trees subject to TPO's on this site and other mature trees to the curtilages	
Tree Comments Other Constraints:	Large field site with hedgerows only to curtilages Two tree subject to TPO adjacent to north tip of site	Field site has mature tree planting to curtilages 2 trees subject to TPO on SW curtilage	No trees - hedgerows to curtilages	Belt of mature trees on south curtilage	Field site with hedgerow and scattered mature hedge trees to curtilages. TPO group adjacent to the south curtilage	Small site with a couple of mature curtilage trees subject to Tree Preservation Orders	Area of central open space	Field site with internal hedgerow stream side trees to east side curtilage.
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.	Hedgerow survey	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
Tree Comments Opportunities:	Use 20% canopy cover policy to add woodland cover and integrate the development into the broader landscape.	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing natural environment features	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape.	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape. AECOM	Retain existing trees on site	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees	Retain existing trees on site and create buffer zone to stream
Public Protection Comments Significant Constraints:								
Public Protection Comments Other Constraints:	Road noise and industrial noise to north, rail noise to west.	Rail noise from rail to the east.	Agricultural buildings lose to the south of the site.	Sewage works on site creating potential contaminated land concerns. Road noise to the west	Road noise to the east.		Pub to the east creating potential noise.	Rail to east with industrial to the other side and road to south.
Public Protection Comments Management of Constraints:	Potential to mitigate noise and any other issues created by industrial to the north by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.	Suggest stand off distance from agricultural buildings to ensure no conflict between land uses.	Con land assessment likely to be required. Mitigation likely to be achievable. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.		Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.	Potential to mitigate noise by location (separation distances to the road and rail) of dwellings, orientation and room layout as well as glazing and boundary treatment.

				as glazing and boundary treatment.				
Public Protection Comments Opportunities:				Development of this site removes sewage work impacts on residential to the north of the site.		No significant constraints.		
Conclusion - Stage 2a Sustainability Appraisal:	Good	Good	Good	Good	Good	Good	Good	Good
Strategic Considerations:	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process	To be determined through the Neighbourhood Plan process
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas..	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.
Potential for Allocation?	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process. ^{AECOM}	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.
Recommendation	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.	To be determined through the Neighbourhood Plan process.
Reasoning	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.	A Neighbourhood Plan is being prepared for Dorrington. This will identify the strategy for achieving the housing and employment guidelines identified for the village.
If proposed for Allocation, Potential Capacity:								
If proposed for Allocation Design Requirements:								

	DGN002	DGN015	DGN016	DGN017	DGN018	DGN019	DGN020	DGN021
Conclusion - Stage 2a Sustainability Appraisal:	Good	Good	Good	Good	Good	Good	Good	Good
Strategic Considerations:					<p>The site is around 0.6 hectares in area and is indicated for the delivery of around 15 dwellings, at an indicative density of 25 dwellings per hectare. The site lies adjacent to another recent housing development and sits alongside the A49 to which there is no access. The site is outside the current development boundary which, under policy CON 3 is amended to incorporate the site. The site is deliverable within the next five years.</p> <p>0.6Ha of land shown on the policies map off Limes Paddock is supported for the development of around 15 dwellings to be delivered in accordance with the policies of this NDP and the following requirements:</p> <p>Development within the site is to be accessed directly from Limes Paddock Road. Existing hedge on the site boundaries is to be retained.</p>			<p>Through the Call for Sites exercise, a large land parcel was promoted to the north of Station Road adjacent to the Dorrington Development Boundary. The NDP Steering Group considered this site to be too large for the housing requirements identified and, in view of community consultation, preferences for a multi-site approach</p> <p>In discussion with the landowner a smaller portion in the southern part of DGN021, of approximately 1.37 hectares, located off Station Road was selected and is being proposed for site allocation in policy CON 6. The site is indicated for the delivery of around 40 dwellings, at an indicative density of around 29 dwellings per hectare.</p> <p>1.37ha of land shown on the policies map at Station Road (South) is supported for the development of around 40 dwellings to be delivered in accordance with the policies of this NDP and the following requirements:</p> <p>Development within the site is to be accessed directly from Station Road. All homes are to be provided with off-road car parking spaces commensurate with the</p>

								size of accommodation and number of adult occupants Existing hedge on the site boundaries is to be retained.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?								
Recommendation								
Reasoning								
If proposed for Allocation, Potential Capacity:								
If proposed for Allocation Design Requirements:								

AECOM: Site Options Appraisal for the Condover Parish Neighbourhood Plan Published 2019

Table 4.1: Site Assessment Summary Table

AECOM site ref	SLAA ref no.	Site name	Type	Source	Area (ha)	Indicative capacity	SLAA (2018) conclusion summary	AECOM site assessment	RAG score
1	DGN001	Land at Lower Fold	Greenfield	SLAA	0.1	3	<ul style="list-style-type: none"> Site is less than 0.2ha and is not considered to have sufficient capacity for 5 or more dwellings. Therefore below the size threshold for inclusion within the SLAA assessment. Rejected. 	<ul style="list-style-type: none"> Site is effectively an extension of the recent development at The Farris, presenting as infill between Falkland Road and more established dwellings to the north. This gives it low sensitivity within the landscape and good regard for the settlement form, and although it is greenfield it has a semi-urban character as a result of existing development to the north, south and west. There are no significant landscape or environmental constraints. However, the site visit revealed that construction on extant permission is already underway on the permitted dwelling and the site is unnecessary to allocate. 	
2	DGN002	Land adj. Station Road, Dorrington	Greenfield	SLAA	3.7	112	<ul style="list-style-type: none"> Considered available, viable and achievable in principle. Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. However, part of site is within FZ3 and the whole site is considered currently unsuitable on basis of location outside current settlement boundaries. Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> See Table 3.1. Rejected on basis of high level constraints. Full site assessment unnecessary. 	

3	DGN003	Land adj. The Maitlands, Dorrington	Greenfield	SLAA	1.5	45	<ul style="list-style-type: none"> • Considered viable and achievable. Availability unknown. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of location outside current settlement boundaries. • Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> • Notable landscape sensitivity throughout site. • The site makes a strong contribution to the village's rural setting and character which would likely be negatively affected by development. • Dorrington Village Hall is a key village asset and derives significant landscape and townscape character from the openness of Site DGN003 which is directly opposite. Loss of this openness could harm the setting of a key asset. • The site is in productive agricultural use and has potential to be 'Best and Most Versatile' (BMV) farmland. There is a presumption against the unnecessary loss of BMV land in the NPPF. • The site is considered not suitable to allocate. 	
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Condover Neighbourhood Plan Site Assessment

4	DGN004	Land North of Dorrington, adjacent to The Stables	Greenfield	SLAA	1.1	34	<ul style="list-style-type: none"> • Considered viable and achievable. Availability unknown. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of location outside current settlement boundaries. • No existing suitable access point. • Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> • Potentially suitable subject to mitigation of landscape sensitivity and provision of access, likely via extending existing access from Limes Paddock. Further work needed to establish availability, particularly in terms of access. • Limited sensitivity within the landscape as a result of the urbanising influence of adjacent development to the north and east. • Walking distance to all key village services and facilities. • Boundaries not defined on the ground – further work needed to determine suitable boundaries to the developable area. • Considered potentially suitable to allocate in principle subject to mitigation of identified constraints. 	
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5	DGN006	Hall on Forge Way	Brownfield	SLAA	0.2	5	<ul style="list-style-type: none"> • Site is less than 0.2ha and is not considered to have sufficient capacity for 5 or more dwellings • Therefore below the size threshold for inclusion within the SLAA assessment. • Rejected. 	<ul style="list-style-type: none"> • In the context of the Neighbourhood Plan area the site is located in one of the most sustainable locations for development. It is within walking distance of all key village services and employment sites and has good access to local bus services and the local road network. This location would be appropriate in principle for either residential or commercial use. • The site is a rare opportunity, in the context of the Neighbourhood Plan area, to deliver development on previously developed land (PDL), reducing the level of land-take required by allocations in the Neighbourhood Plan overall. As the site is potentially suitable for continued commercial office use or for residential conversion it offers flexibility of function which may potentially be harder to evidence at other sites. • It is considered that the site's current presumed B1a (or possibly Sui Generis) function could be retained and the site allocated for the desired local business hub, subject to additional evidence of need for such a facility. • The site is prominent within the village and the current structure has stood since 1906 as a village landmark. The site therefore offers potential to make a positive contribution to the village street scene through appropriate re-use or regeneration, potentially including re-modelling of the car park and street frontage and introducing more sympathetic cladding at ground floor level. • Considered suitable to allocate in principle. 	
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Condover Neighbourhood Plan Site Assessment

6	DGN007	Playground, The Maitlands	Mixed	SLAA	2.3		<ul style="list-style-type: none"> • Considered viable and achievable. Availability unknown. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • However, identified as area of open space and therefore inappropriate for development in the absence of specific evidence to the contrary. • Rejected. 	<ul style="list-style-type: none"> • See Table 3.1. Rejected on basis of high level constraints. Full site assessment unnecessary.
7	DGN008	24 The Bank, Dorrington	Greenfield	SLAA	0.1	3	<ul style="list-style-type: none"> • Site is less than 0.2ha and is not considered to have sufficient capacity for 5 or more dwellings • Therefore below the size threshold for inclusion within the SLAA assessment. • Rejected. 	<ul style="list-style-type: none"> • See Table 3.1. Rejected on basis of high level constraints. Full site assessment unnecessary.
8	DGN011	Land adj. Limes Paddock, Dorrington	Brownfield	CfS	1.0	31	n/a	<ul style="list-style-type: none"> • N/A. Existing allocation almost built out.
9	DGN012	Land off Station Rd (north)	Greenfield	CfS	6.9	207	n/a	<p style="text-align: right;">AECOM</p> <ul style="list-style-type: none"> • Localised surveys have been carried out within the site, indicating that both Grade 2 and Grade 3a land is present, i.e. 'Best and Most Versatile' (BMV) farmland. The NPPF is clear that there is a presumption against the unnecessary loss of BMV land through development. • Despite being close to the village, the site has a weak perceptual relationship with the existing built area and could present as a dislocated development with poor regard for the existing settlement form and pattern. • The site is large and open and is considered to be sensitive within the landscape as a result. • It is considered unlikely that suitable access could be provided simply. • The site is considered not suitable to allocate.
10	DGN013	RO Post, Church Road	Brownfield	SLAA	0.1	3	<ul style="list-style-type: none"> • Site is less than 0.2ha and is not considered to have sufficient capacity for 5 or more dwellings • Therefore below the size threshold for inclusion within the SLAA assessment. • Rejected. 	<ul style="list-style-type: none"> • See Table 3.1. Rejected on basis of high level constraints. Full site assessment unnecessary.

11	DGN014	Land adj. Butler Fuels	Greenfield	SLAA	4.1	124	<ul style="list-style-type: none">• Considered viable and achievable. Availability unknown.• However, considered currently unsuitable as much of the site is within FZ2 or FZ3 and the	<ul style="list-style-type: none">• See Table 3.1. Rejected on basis of high level constraints. Full site assessment unnecessary.	
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Condover Neighbourhood Plan Site Assessment

							site is outside current settlement boundaries.	
							<ul style="list-style-type: none"> Rejected. 	
12	DGN015	Church Bridge Field	Greenfield	SLAA	2.0	61	<ul style="list-style-type: none"> Considered viable and achievable. Availability unknown. Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. Site is considered currently unsuitable on basis of location outside current settlement boundaries. c.20% of site is within FZ2 or FZ3. No existing suitable access point. Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> The site is free of landscape constraints and although partly affected by Flood Zone 3 the area of risk is small and is furthest from the site entrance, leaving a considerable developable area remaining. The site is bounded on three sides by existing development and therefore lies naturally within the existing footprint of the village. Whilst the site is outside the formal settlement boundary, the railway line offers a clear durable and defensible feature to which to align a revised boundary, avoiding perception of sprawl or unrestricted growth. The site's location is relatively central within the village and offers the potential to walk to all key services and facilities in Dorrington, including bus stops with services to higher tier settlements. Access from Bank Drive is considered potentially achievable though the existing access point may require enhancement. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
13	DGN016	Land to the South of Church Road	Greenfield	SLAA	0.4	11	<ul style="list-style-type: none"> Considered available, viable and achievable in principle. Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. Site is considered currently unsuitable on basis of location outside current settlement boundaries. No existing suitable access point though potential to establish access via adjacent housing allocation which is under the same ownership <small>AECOM</small> Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> The site is not suitable to come forward in isolation as it cannot demonstrate suitable or potential access without the neighbourhood SAMDev allocation also coming forward and unlocking access. Additionally, unless the SAMDev allocation comes forward, development at DGN016 could be out of character with the established settlement pattern of Church Road, though it is acknowledged the clear linear pattern has been weakened by dwellings under construction west of the site. Therefore, considered not suitable to allocate at the present time though this position will likely evolve as the adjacent allocation comes forward. Potential to allocate through a future review of the Neighbourhood Plan.

14	DGN017	Phase 2 The Farris off Falklands Rd	Greenfield	SLAA	1.5	44	<ul style="list-style-type: none">• Considered available, viable and achievable in principle.• Associated settlement offers a range of services and facilities suitable to meet the needs of future residents.• However, part of site is within FZ2 or FZ3 and the whole site is considered currently unsuitable	<ul style="list-style-type: none">• The site is not suitable in full due to flood constraints to the east, and the likely need to incorporate a degree of buffering around the STW. Consequently limited development potential of the eastern half of the site.• However, the western half of the site is considered to have good development potential, and would integrate more naturally with the recent The Farris development	
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Condover Neighbourhood Plan Site Assessment

							<p>on basis of location outside current settlement boundaries.</p> <ul style="list-style-type: none"> • Long term potential subject to further detailed assessment. 	<p>via an extension of the existing road alignment. The form of the site's western half is more open and may be likely to support a number of dwellings even if a buffer area round the STW is necessary.</p> <ul style="list-style-type: none"> • The site has good access to the road network and associated bus services and is within walking distance of all key village services. • The western half of the site is considered potentially suitable to allocate in principle as a discrete site. 	
15	DGN018	The Limes Limes Paddock	Greenfield	SLAA	0.6	19	<ul style="list-style-type: none"> • Considered available, viable and achievable in principle. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of location outside current settlement boundaries. • Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> • Site is adjacent to recent and to ongoing development at Limes Paddock and would round out the northern edge of the village into a coherent new settlement boundary. • Development would likely sit comfortably in its townscape context and function as a rational extension to the existing built area of the village in light of recent adjacent development. • The site is within walking distance of all key village services and facilities and has good access to the road network. • There are no significant landscape/environmental constraints at the site, including landscape sensitivity. • Considered suitable to allocate in principle. 	
16	DGN019	Phase 2A off Forge Way	Greenfield	SLAA	0.2	7	<ul style="list-style-type: none"> • Considered available, viable and achievable in principle. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of location outside current settlement boundaries. • Long term potential subject to further detailed assessment. <p style="text-align: right;">AECOM</p>	<ul style="list-style-type: none"> • The site does not have suitable access when considered in isolation. However, an existing SAMDev Plan allocation is adjacent and there is a planning application at this allocation under consideration at the time of writing. If this is approved then access would be unlocked but if not then access will remain a significant constraint. • The central location within the village means all key local services and facilities are within walking distance of the site. • The site has no significant landscape constraints, and the narrow area of surface water flood risk at its south is likely to be mitigatable through matters of design and layout of the final scheme. • Therefore, considered not suitable to allocate at the present time though this position will likely evolve as the adjacent allocation comes forward. Potential to allocate through a future review of the Neighbourhood Plan. 	
17	DGN020	Phase 2B off	Greenfield	SLAA	0.2	7	<ul style="list-style-type: none"> • Considered available, viable and achievable in principle. 	<ul style="list-style-type: none"> • The site has no suitable access in isolation and no potential to deliver access without a combination of 	

		Forge Way					<ul style="list-style-type: none"> • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of lack of road frontage as this makes it dependant on the adjacent site coming forward for access to be provided. Not suitable in isolation. • Additional constraint is site's location outside current settlement boundaries. • Rejected. 	<p>other sites also coming forward.</p> <ul style="list-style-type: none"> • There are likely to be notable heritage implications of development so close to the setting of the Grade II- listed Dorrington House. • The site is partially within an area of high surface water flood risk, though there could be potential to mitigate this through design and layout. • The site is considered not suitable to allocate.
18	DGN021	Land off Station Rd (south)	Greenfield	SLAA	4.3	129	<ul style="list-style-type: none"> • Considered available, viable and achievable in principle. • Associated settlement offers a range of services and facilities suitable to meet the needs of future residents. • Site is considered currently unsuitable on basis of location outside current settlement boundaries. • Long term potential subject to further detailed assessment. 	<ul style="list-style-type: none"> • The site is substantial in size and large in relation to the village as a whole. It would not be appropriate to develop in full as development at this scale would likely be transformational for the village. • Although there could be potential to identify a sub-area for development, the planning history of this sub-area demonstrates that it is not suitable in principle for development for reasons including harm to the rural setting of the village and its approach along Church Lane. • The site is in productive agricultural use and has potential to be 'Best and Most Versatile' (BMV) farmland. There is a presumption against the unnecessary loss of BMV land in the NPPF. • The site is considered not suitable to allocate.

Condover NDP Steering Group - Update to site assessment (December 2025)

Site No	Location	Cap	AECOM comment	CPC Opinion
DGN00 1	Lower Fold	3	Under development	Not suitable for development Already developed
DGN00 2	Land off Station Road	112	Detached from settlement across natural boundaries	Not suitable for development. This site is too far from the village, prone to flooding and has been rejected by the Parish Council. The single carriageway road is insufficient and wholly inadequate for any housing as is our fragile sewerage infrastructure.
DGN00 3	Land opposite The Maitlands	45	Landscape sensitivity, contribution to rural character/ setting, greenfield agric. Possible partial use	Long term potential for development. This site has been rejected by the Parish Council despite its long term potential, after community consultation. The single carriageway road is insufficient and wholly inadequate for housing as is our fragile sewerage infrastructure. It has long term potential when our infrastructure systems have been resolved.
DGN00 4	Land adjacent The Stables/Limes	34	Greenfield – adjacent existing built area, extend to west Possible	Long term potential for development. This site has been rejected by the Parish Council despite its long term potential, after community consultation. The single carriageway road is insufficient and wholly inadequate for housing as is our fragile sewerage infrastructure. It has long term potential.
DGN00 6	Hall on Forge Way	5	Already developed	Not suitable for development. Already developed
DGN00 7	Dorrington Recreation Ground	NA	Designated of community value	Not suitable for development. This site is designated as our village recreation ground and therefore cannot be considered for housing
DGN00 8	Memorial Garden	3	Significant constraints	Not suitable for development. This is the site of the village Memorial Ground. Formerly a Methodist Chapel it still holds a number of graves
DGN01 1	Next to Limes Paddock	31	Under development	Not suitable for development. Already developed
DGN01 2	Land off Station Rd	207	Gd2&3 farmland, weak perceptual with built area, dislocated from settlement form, sensitive landscape, complex access	Not suitable for development. This site is too far from the village, prone to flooding and has been rejected by the Parish Council. The single carriageway road is insufficient for any housing as is our fragile sewerage infrastructure.
DGN01 3	Observer Corps Post Church Road	3	Less than 0.2ha	Not suitable for development. This tiny site is dislocated from the village and is without any services. It is a former Royal Observer Corps site and apparently houses a sealed, underground monitoring centre
DGN01 4	Station Rd adjacent fuel station	124	Liable to flooding	Not suitable for development. Not for housing. This site is too far from the village, prone to flooding and has been rejected by the Parish Council. The single carriageway road is insufficient and wholly inadequate for any housing as is our fragile sewerage infrastructure.
DGN01 5	Church Bridge Field	61	Designated Village Green	Not suitable for development. This site is legally designated as our village green and therefore cannot be considered for housing
DGN01 6	Land off Church Road	11	Link to Milford Close for access	Long term potential for development. This site is considered to have potential for a small number of houses if access could be found. The single lane carriageway is insufficient as is the sewerage infrastructure
DGN01 7	S of The Farris	44	Partially developed	Not suitable for development. This site is already partially developed but the remaining space is adjacent to an already overloaded sewerage farm and is also prone to flooding
DGN01 8	Limes Paddock	19	Adjacent to ongoing development	Proposed for Allocation. Housing site agreed for 15 houses
DGN01 9	Forge Way	7	Already developed	Not suitable for development Already developed
DGN02 0	Milford Close	7	Already developed	Not suitable for development. Already developed
DGN02 1	Land off Station Road	129	Access constraints and landscape sensitivity	Proposed for Allocation Housing site agreed for 40 houses

