

Site Assessment - Stage 3	
Site Referenc	IRN001
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	12%
Percentage of site in Flood Zone 2:	16%
Percentage of site in Flood Zone 1:	84%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	8%
Percentage of the site identified on the EA Historic Flood Map:	12%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	3%
All or part of the site within a Source Protection Zone:	No
Green Belt Considerations (from the GB Assessment/Review):	The site is not located within the Green Belt.
Landscape Considerations (Residential) (from the LVSS):	Low, Medium and Medium-High
Landscape Considerations (Employment) (from the LVSS):	Low, Medium and Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	Low, Medium-Low and Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Low, Medium and High
Highway Comments - Direct Access to Highway Network?	<p>The site has two existing highway access points. A simple priority junctions onto the A4169 Wenlock Road and a simple priority junction with acceleration and deceleration lanes onto the Buildwas Road. These junction may need to be upgraded to Ghost Island right turn and/or roundabout junctions. The site appears to include land that would enable these improvements to be delivered if needed. The site also has frontage onto the A4169 south of the existing junction opposite Hill view Farm. If developed as a strategic site it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. In these circumstances the nearest schools is in Buildwas less than 2km from the centre of the site and are linked by a continuous footway. The nearest convenience store and GP is in Coalbrookdale are approximately 1.7km from the centre of the site and are linked by a continuous footway.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	<p>Buildwas Sand Quarry SSSI and Local Geological Site is partly on the site. Adjacent to Tick Wood and Benthall Edge SSSI and Ancient Woodland. Adjacent to River Severn Local Wildlife Site. Protection of these sites and priority habitats will reduce the developable area available. May trigger Natural England's SSSI IRZ.</p>

<i>Ecology Comments Other Constraints:</i>	This site supports a large population of GCNs, a number of bat roosts and priority habitats. There are a number of . . . Network corridors on the site. Requires botanical survey, Kacia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds. PROWs cross the site.
<i>Ecology Comments Management of Constraints:</i>	Priority habitats must not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitats could potentially be restored as priority habitat .
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site adjacent to boundary, and within settings, of Ironbridge Gorge World Heritage Site (NHLE ref. 1000090) and The Gorge Conservation Area. Also has potential to affect settings of the Scheduled Monument of Buildwas Abbey (NHLE ref. 1015813) and possibly also a range of listed buildings within the wider vicinity of the site. Grade II listed Albert Edward railway bridge (NHLE ref. 1054151) on site boundary, Buildings and structures associated with the Ironbridge A interwar power station (HER PRN 06710) will be retained on site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of designated heritage assets including WHS; Level 2 recording of historic buildings recording of retained structures from Ironbridge A). Site master planning with high quality design approach that addresses sites relationship with designated heritage assets around it necessary. Redevelopment should also adaptively reuse retained structures from Ironbridge A.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	abuts ancient woodland to south
<i>Tree Comments Other Constraints:</i>	numerous belts of trees and areas of woodland within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Development stand-off from woodland around the site
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate internal trees and woodland in open space and plant to connect to / expand adjoining wooded areas.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Poor
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Poor

<p>Strategic Considerations:</p>	<p>The site consists of the Former Ironbridge Power Station site and greenfield land located to the west of the Poer Station. Ironbridge Power Station closed in 2017. The site contains a large area of brownfield land, some of which is heavily contaminated. It is understood that the former quarry located to the east of the site is no longer promoted as part of the site.</p> <p>The Former Ironbridge Power Station is located in close proximity to the village of Buildwas.</p> <p>The Economic Growth Strategy for Shropshire identifies the opportunity to "capitalise on opportunities arising from the redevelopment of the former Ironbridge Power Station".</p> <p>Elements of the site are located within flood zones 2 and/or 3 and within the 1,000 year surface flood risk zone. Some of the site is also located within an area identified on the EA Historic Flood Map.</p> <p>Part of the site is located within an area of high visual sensitivity for employment uses.</p> <p>Existing access points may need to be upgraded to Ghost Island right turn and/or roundabout junctions. It is considered that the site includes sufficient land to achieve this.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site performs poorly for residential and employment within the Sustainability Appraisal.</p> <p>The site contains a SSSI and RIG. It is contains also numerous belts of trees and areas of woodland and is in proximity of a SSSI, ancient woodland and a Local Wildlife Site.</p> <p>There are a number of environmental network corridors on the site. The site also contains priority habitats and species (including Great Crested Newts and bat roosts).</p> <p>The site (particularly the greenfield element) is in proximity of the Shropshire Hills AONB.</p> <p>The site contains listed buildings and other buildings considered non-designated heritage assets.</p> <p>The site is within the setting of the Ironbridge Gorge World Heritage Site and the Gorge Conservation Area. It is also in proximity of a scheduled monument and listed buildings.</p> <p>The site contains contaminated land.</p> <p>The retained National Grid and Western Power Distribution substations.</p> <p>The site performs poor for residential and emploment within Stage 2a Sustainability Appraisal.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Provision of a new nursery, primary school and community facilities/buildings.</p> <p>Need to retain the National Grid and Western Power Distribution substations and utilities infrastructure over and under the site.</p> <p>Necessary decontamination of the site undertaken.</p> <p>Necessary works to the highway network undertaken.</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Opportunity to provide a railway station and re-use the existing rail link from the site.</p> <p>Opportunity to provide enhancements to the leisure offer and support the visitor economy (including linking to uses on the River).</p> <p>Provision of a park and ride facility.</p> <p>Provision of new medical facilities.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Majority of the Site is allocated as a new Strategic Settlement</p>
<p>Reasoning</p>	<p>Much of the site is vacant and brownfield land. Extensive areas of this brownfield land is also subject to contamination.</p> <p>The Economic Growth Strategy for Shropshire and the current Local Plan (Core Strategy) identified the opportunity to capitalise on the significant strategic opportunity arising from the redevelopment of the Former Ironbridge Power Station site.</p> <p>Emerging proposals for the mixed-use redevelopment of the Former Ironbridge Power Station site present an opportunity to support the local economy, create jobs, provide housing and to sympathetically remediate the site and as such represent a sustainable option for its future use. It is therefore considered appropriate to identify the Former Ironbridge Power Station site (apart from the former quarry area which it is understood no longer forms part of the site and will create a buffer to Buildwas Abbey) as a preferred strategic site, the redevelopment of which will contribute to meeting the development needs of Shropshire in the longer term.</p>

<p>If proposed for Allocation, Potential Capacity:</p>	<p>Formation of a new settlement through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure.</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.</p> <p>b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c. The village centre will comprise of an appropriate range of commercial uses to serve the new settlements community. As the local centre will ensure future occupiers of the site benefit from access to local facilities, its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>d. Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space.</p> <p>e. Appropriate community facilities and buildings will be provided on the site, such as a community hall, art gallery and heritage centre. 2ha of land will be provided for a primary school to serve the needs of the new community on the site. If required by the relevant CCGs, a medical centre will also be provided on the site. These facilities and buildings will tap-into the heritage of the site.</p> <p>f. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access/egress points will be provided. If current access/egress points to the site are retained, they may need to be upgraded to ghost island right turn and/or roundabout junctions, as determined through appropriate modelling and engagement.</p> <p>g. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed nursery, primary school and village centre.</p> <p>h. Site design and layout will be high-quality, reflecting and respecting the sites proximity to the Shropshire Hills Area of Outstanding Natural Beauty and minimising landscape and visual impact. This is particularly important to the development of the greenfield elements of the site.</p> <p>i. The high-quality design and layout of the site will also reflect and respect the sites heritage, heritage assets on the site and its relationship with heritage assets within the wider area, including the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and Listed Buildings.</p> <p>j. The Grade II listed Albert Edward railway bridge on the sites boundary and buildings and structures associated with the Ironbridge A interwar power station will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>k. Natural environment assets on and in proximity of the site, including Buildwas Sand Quarry Site of Special Scientific Interest (SSSI), Local Wildlife Site and Local Geological Site, Buildwas River Section SSSI, Tick Wood and Benthall Edge SSSI, three areas of ancient woodland, other Local Wildlife Sites and any priority habitats will be retained and appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>l. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise associated with retained National Grid and Western Power Distribution substations and equipment and nearby roads.</p> <p>m. A sustainable juxtaposition will be created between built form and trees. Where possible trees and woodland should be incorporated into areas of open space and planting should occur to connect to / expand adjoining wooded areas.</p> <p>n. The site supports a large population of Great Crested Newts; bat roosts and is likely home to other protected species. Appropriate assessment and provision on the site will be required for these species.</p> <p>o. Any contaminated land on the site will be appropriately managed.</p> <p>p. Mineral extraction opportunities associated with the site will be investigated and where appropriate extraction works undertaken.</p> <p>q. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p>